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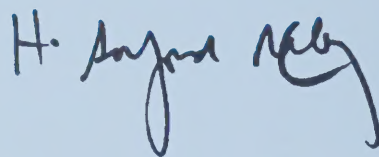
1996 MUTUAL FUND ANNUAL REPORT

Investors Group

December 31, 1996

IG Investors
Group

“Our clients invest more than money
with us – they invest their hopes
and dreams for the future.”

A handwritten signature in black ink, reading "H. Sanford Riley". The signature is fluid and cursive, with the first name "H." and last name "Riley" clearly legible.

H. SANFORD RILEY
PRESIDENT AND CHIEF EXECUTIVE OFFICER

reliability



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Some of the performance figures for certain funds include changes in expenses, the net result of which would have decreased performance had the changes been in effect throughout the periods in question. Please refer to note 4 in the Notes to Financial Statements for details on these changes.

For Investors Group, 1996 was marked by both rapid growth and dramatic change.

Mutual Fund assets under management at the end of 1996 increased significantly to \$25.9 billion, compared to \$20.3 billion at the end of 1995.

With the introduction of a wide range of exciting new Investors Group and additional fund families, we continue to demonstrate our commitment to offering a complete choice of personal financial products and service solutions.

At Investors Group, we offer you strength, stability, reliability and a reputation for service and integrity – all important considerations when making critical personal financial decisions.

There are several reasons why Investors Group continues to stand out from other financial organizations. Our heritage, the strength of our salesforce, our one-on-one approach to personal service and our successful asset management all work together to set us apart. That is why today, Canadians trust us with more mutual fund assets than any other company.

WORLD WIDE MUTUAL FUND OPPORTUNITIES

Throughout the 1990's the mutual fund industry has enjoyed tremendous growth and Investors Group has contributed as a market leader. As we moved towards the year 2000, we recognized the need to continue to provide you the best selection of international investment opportunities and fund management diversification, coupled with strong financial advice.

Our solution was straightforward. First, we would bring to you unique investment opportunities from selected industry leaders. Second, we would expand the range of mutual funds managed by Investors Group.

1996 saw the launch of 21 new proprietary funds, the largest expansion of investment choices in the Corporation's 71-year history. The increased selection allowed clients to expand their portfolios of Investors Group funds into exciting and new areas of potential growth, in both equities and fixed income-investments.

Today, you can choose among a total of 47 funds covering all major asset classes. With almost twice as many investment opportunities as were offered a year earlier, clients can focus on the right mix of one or more investment choices for their personal portfolios.

initiative

Five of the new funds are managed by Investors Group: Investors Canadian Natural Resources Fund, Investors Canadian Small Cap Fund, Investors Latin American Growth Fund, Investors U.S. Opportunities Fund and Investors North American High Yield Bond Fund.

The remaining 16 proprietary funds launched in 1996 were created through strategic alliances with selected financial services companies that allow you to benefit from the investment expertise of additional, highly respected, international advisors.

- Merrill Lynch Asset Management, one of the largest mutual fund managers in the world, managing five new mutual funds available exclusively through your Investors Group Consultant.

- Rothschild Asset Management Limited. The five new Rothschild Select Funds are advised by one of Europe's leading managers of private wealth.
- Sceptre Investment Counsel Limited, with three new mutual funds. Sceptre is Canada's second largest independent manager.
- Beutel, Goodman and Company Ltd., also with three new mutual funds. Beutel Goodman is one of Canada's largest independent investment managers.

While the new mutual funds benefit from outside advice, they remain under the overall umbrella of Investors Group and are consistent with our tradition of balance and management for strong long-term performance.

OUR APPROACH TO INVESTMENT PLANNING

Another important step taken in 1996 to strengthen our client relationships was the development of a new Asset Allocation program.



Asset allocation has long played a fundamental role in client portfolio analysis at Investors Group. A cooperative exchange of information and direction ensures you benefit from the knowledge and experience your Consultant brings to the investment recommendation process. As your needs change, your most suitable combination of investments often changes, too. This interactive program helps your Consultant monitor your portfolio and recommend changes as necessary, now and in the future.

OUR COMMITMENT TO YOU

We appreciate the faith you have shown in Investors Group. This year's expansion to our family of international mutual funds, as well as the enhanced Asset Allocation program, demonstrate our commitment to providing you strong, long-term personal investment performance.

What does 1997 hold for investors? Our Fund

Managers believe financial markets will continue to advance in North America and most parts of the world, although performance is likely to be more subdued than in 1996.

Expanding economies will be the main impetus for equity market gains in an environment of synchronized global economic growth:

- Economic expansion in the U.S. is likely to continue well into 1997. Although the current recovery is now six years old, the economy demonstrates few of the excesses that normally indicate that growth is drawing to an end.
- The outlook for the Canadian economy is also promising, with growth set to pick up considerably from 1996 levels. The significant decline of interest rates over the past two years should have a positive impact

g r o w t h

on Canada's growth in 1997. As long as interest rates stay low, Canada's economic growth may be surprisingly strong.

- Low interest rates, continuing economic recovery, improving corporate earnings and high savings levels should contribute to a positive investment environment in Europe.
- Improving Asian economies are a good sign for equity markets.

Canadian investors are well positioned to benefit from these improving economies. Commodity-related stocks should outperform as global demand for products increases. Other economically-sensitive stocks, such as the industrial products sector, should also perform well.

However, there are some danger signs for financial markets. Big increases in 1996 have led to high equity valuations, leaving many markets vulnerable to downturns. Prices are likely to be volatile as markets grapple with the future direction of interest rates, economic growth, commodity prices and corporate earnings. Interest-sensitive stocks, which led Canadian markets in 1996, are particularly vulnerable to a changing interest rate environment.

Although inflationary pressures remain low going into 1997, there are signs that U.S. short-term interest rates may begin to move upward at some point later in the year. Rising wages could contribute to inflation and prompt the U.S. Federal Reserve to nudge interest rates upward. This would have a negative impact on bond markets.

With yield spreads between Canada and the U.S. at historically low levels, Canadian bonds will remain vulnerable to movements in the U.S. markets. Strong economic performance in Canada could also contribute to an uneven ride for bonds as investors begin to anticipate rising interest rates.

Because of your changing needs,
the necessity for solid financial planning
is more important now than ever before.



Understanding your funds

and the degree to which the return on investment fluctuates is an important component in realizing your financial goals. Your tolerance for variability of fund return is an important factor in selecting the correct mix of funds for you.

Mutual funds are grouped into three basic types: fixed income, balanced funds and equity funds. In general, fixed income funds carry the lowest variability, followed by balanced funds with moderate variability, and then equity funds which tend to have a higher variability.

A single step solution is available through our popular Portfolio Funds. These funds are made up of a balance of several Investors Group funds, designed to enhance diversification with less overall risk.

PORTFOLIO FUNDS: THE SINGLE STEP SOLUTION

Investors
Income
Portfolio

Fully RSP eligible.

Investors
Income Plus
Portfolio

Fully RSP eligible.

Investors
Growth
Portfolio

Eligible for RSP's as foreign content.

Investors
Growth Plus
Portfolio

Eligible for RSP's as foreign content.

Investors
Retirement Growth
Portfolio

Fully RSP eligible.

Investors
Retirement Plus
Portfolio

Fully RSP eligible.

Investors
World Growth
Portfolio

Eligible for RSP's as foreign content.

INVESTORS GROUP FUNDS

FIXED INCOME

Investors
Money Market
Fund



Investors
Mortgage
Fund



Investors
Real Property
Fund



Investors
Government Bond
Fund



Investors
Corporate Bond
Fund



Investors
North American
High Yield Bond Fund

MAX 20% RRSP



Investors
Global Bond
Fund

MAX 20% RRSP



LEGEND



CANADIAN
INVESTMENTS
(Fully RRSP eligible)



INTERNATIONAL
INVESTMENTS
(Eligible as foreign
content)

MAX
20%
RRSP

BALANCED

Investors
Dividend
Fund



Investors
Mutual of
Canada



Investors
Asset Allocation
Fund



EQUITY

Investors
Retirement Mutual
Fund



Investors
Canadian Equity
Fund



Investors
Summa
Fund



Investors
Canadian Small Cap
Fund



Investors
Canadian Natural
Resource Fund



Investors
North American
Growth Fund

MAX 20% RRSP



Investors
U.S. Growth
Fund

MAX 20% RRSP



Investors
U.S. Opportunities
Fund

MAX 20% RRSP



Investors
Special
Fund

MAX 20% RRSP



Investors
Global
Fund

MAX 20% RRSP



Investors
European Growth
Fund

MAX 20% RRSP



Investors
Latin American
Growth Fund

MAX 20% RRSP



Investors
Pacific International
Fund

MAX 20% RRSP



Investors
Japanese Growth
Fund

MAX 20% RRSP



s t r e n g t h



PORTFOLIO FUNDS

Portfolio funds are the single-step solution for those seeking long-term capital growth on their investments. These funds offer a pre-packaged mixed portfolio for those who value simplicity but are still concerned with diversification.

FIXED INCOME FUNDS

Fixed income funds offer a regular stream of income with some potential for capital growth. They offer balance and diversification in an investment portfolio.

BALANCED FUNDS

Balanced funds offer the prudent investor a balanced approach between bonds and equities, with long-term growth and income, while minimizing exposure to volatile financial market conditions.

EQUITY FUNDS

For the client who seeks higher returns and can also accept greater variability, these funds offer potential capital growth by allocating its assets among Canadian equities and foreign equities.

Investing for a financially secure future requires a portfolio
of diversified assets and the strength of Investors Group's
highly skilled investment managers.



Investors Income Portfolio

Investors Income Portfolio provides investors with a high level of current income while at the same time providing capital stability through a portfolio of three of Investors Group's fixed-income funds.

PERFORMANCE

Bonds generated positive returns for the Portfolio's underlying Funds in 1996, although they experienced volatility. A continuing environment of moderate economic growth, low inflation and low interest rates provided a backdrop for declining yields and rising prices throughout much of the year. Canadian bonds outperformed their U.S. counterparts as the spread in yields between the two countries narrowed. Corporate bonds outpaced government bonds. Meanwhile, further declines in interest rates helped boost returns from mortgage investments.

OUTLOOK

The outlook for bonds in coming months is less positive. Bonds are likely to be confined to a wide trading range, fluctuating according to sentiment over the direction of the economy and interest rates. Rising U.S. rates could produce a more threatening environment for bonds.

FUND MANAGEMENT

The management of Investors Income Portfolio Fund is carried out by I.G. Investment Management, Ltd., which also manages the underlying funds and is responsible for maintaining portfolio weightings in these funds. Some underlying funds retain an international investment advisor, I.G. International Management Limited of Dublin, Ireland.

FINANCIAL HIGHLIGHTS*

Total net assets	\$ 911,742,217
Number of Unitholders	59,571
Asset value per unit:	
High	\$ 5.84
Low	\$ 5.40
Close	\$ 5.71
Income distributed per unit	\$ 0.320
Income distributed	\$ 52,411,310
Capital gains distributed per unit	\$.041
Capital gains distributed	\$ 6,434,768

PERFORMANCE HIGHLIGHTS*

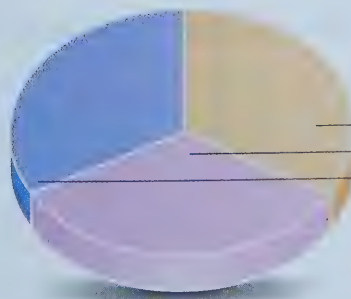
1 YR	3 YR	5 YR
9.84 %	7.09 %	8.14 %

INFLATION**

2.2 %	1.4 %	1.6 %
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* Returns are average compound rates of return and do not include acquisition or redemption fees but are net of distribution fees and expenses and include reinvestment of all income. Past performance is not indicative of future results.

** As measured by the Consumer Price Index, December 31, 1996.



WHAT THE PORTFOLIO INVESTS IN

Investors Corporate Bond Fund	34%
Investors Government Bond Fund	33%
Investors Mortgage Fund	33%



Investors Income Plus Portfolio

Investors Income Plus Portfolio offers an above-average income yield and price stability through a portfolio of six of Investors Group's fixed-income and moderate-growth equity funds.

FUND MANAGEMENT

The management of Investors Income Plus Portfolio Fund is carried out by I.G. Investment Management, Ltd., which also manages the underlying funds and is responsible for maintaining portfolio weightings in these funds. Some underlying funds retain an international investment advisor, I.G. International Management Limited of Dublin, Ireland.

PERFORMANCE

A healthy climate for global financial markets during 1996 produced favourable results for the Portfolio's underlying Funds. Bond markets advanced over 1996, although they encountered considerable turbulence. Moderate economic growth, low inflation and low interest rates provided a backdrop for declining yields and rising prices throughout much of the year. Falling interest rates boosted returns from mortgages, while real estate investments enjoyed an environment of stable rental rates and decreasing vacancy rates. Stock markets provided healthy returns, with Canadian equities outperforming those in the U.S.

OUTLOOK

Bond and mortgage returns may come under pressure from the possibility of short-term interest rate increases in the U.S. Equity performance should remain positive, although gains are likely to be less than those in 1996. Canadian stocks should outperform their U.S. counterparts. An improving economy will help push real estate rental rates upward as vacancies continue to decline.

FINANCIAL HIGHLIGHTS*

Total net assets	\$ 1,287,586,836
Number of Unitholders	60,322
Asset value per unit:	
High	\$ 6.14
Low	\$ 5.55
Close	\$ 5.94
Income distributed per unit	\$ 0.259
Income distributed	\$ 56,652,939
Capital gains distributed per unit	\$.098
Capital gains distributed	\$ 20,727,151

PERFORMANCE HIGHLIGHTS*

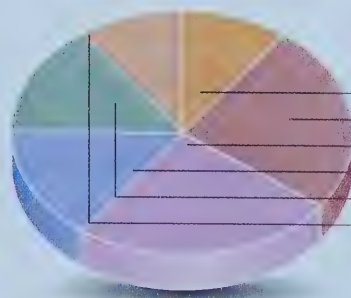
1 YR	3 YR	5 YR
12.86 %	7.52 %	7.91 %

INFLATION**

2.2 %	1.4 %	1.6 %
-------	-------	-------

* Returns are average compound rates of return and do not include acquisition or redemption fees but are net of management fees and expenses include reinvestment of all income. Past performance is not indicative of future results.

** As measured by the Consumer Price Index, December 31, 1996.



WHAT THE PORTFOLIO INVESTS IN

Investors Corporate Bond Fund	10%
Investors Dividend Fund	25%
Investors Government Bond Fund	25%
Investors Mortgage Fund	15%
Investors Mutual of Canada	15%
Investors Real Property Fund	10%



Investors Growth Portfolio

Investors Growth Portfolio offers long term capital growth, broad geographic diversification and some potential for foreign currency gains. It consists of a portfolio of five of Investors Group's growth equity funds.

PERFORMANCE

The Portfolio's underlying Funds benefited from a favourable climate for global financial markets during 1996. North American equities advanced to record levels, with Canadian stocks outperforming their U.S. counterparts. European markets performed well as many reached new highs. Far Eastern markets produced mixed results, with strong performance in Hong Kong, Indonesia and Malaysia, slight losses in Japan and declines in Thailand and South Korea.

OUTLOOK

Positive returns should continue for equities, although gains may be more muted than in 1996 as markets remain vulnerable to downturns. The environment for bonds is not as positive. Potential short-term interest rate hikes in the U.S. could put pressure on bond yields which in turn could negatively affect stock markets.

FUND MANAGEMENT

The management of Investors Growth Portfolio Fund is carried out by I.G. Investment Management, Ltd., which also manages the underlying funds and is responsible for maintaining portfolio weightings in these funds. Some underlying funds retain an international investment advisor, I.G. International Management Limited of Dublin, Ireland.

FINANCIAL HIGHLIGHTS*

Total net assets	\$ 442,629,229
Number of Unitholders	31,400
Asset value per unit:	
High	\$ 10.47
Low	\$ 8.77
Close	\$ 10.43
Income distributed per unit	\$ 0.042
Income distributed	\$ 1,787,515

PERFORMANCE HIGHLIGHTS*

1 YR	3 YR	5 YR
18.37 %	13.57 %	14.23 %

INFLATION**

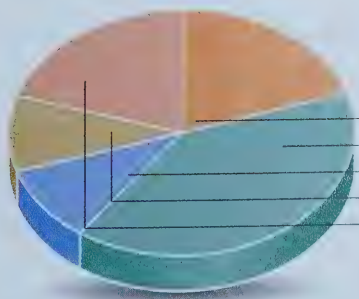
2.2 %	1.4 %	1.6 %
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* Returns are average compound rates of return and do not include acquisition or redemption fees but are net of distribution fees and expenses and include reinvestment of all income. Past performance is not indicative of future results.

** As measured by the Consumer Price Index, December 31, 1996.

WHAT THE PORTFOLIO INVESTS IN

Investors Canadian Equity Fund	20%
Investors Global Fund	40%
Investors North American Growth Fund	10%
Investors Special Fund	10%
Investors U.S. Growth Fund	20%





Investors Growth Plus Portfolio

Investors Growth Plus Portfolio offers balanced growth, international diversification and potential for foreign currency gains. Long-term capital growth with moderate income is provided through a portfolio of six of Investors Group's fixed-income and growth-oriented equity funds.

FUND MANAGEMENT

The management of Investors Growth Plus Portfolio Fund is carried out by I.G. Investment Management, Ltd., which also manages the underlying funds and is responsible for maintaining portfolio weightings in these funds. Some underlying funds retain an international investment advisor, I.G. International Management Limited of Dublin, Ireland.

PERFORMANCE

The Portfolio was well positioned to take advantage of the favourable climate for global financial markets during 1996. World equity markets continued their advance, with Canadian stocks among the best performers. European equities also made strong advances. Far Eastern markets were mixed, with gains in Hong Kong, Indonesia and Malaysia, slight losses in Japan and declines in Thailand and South Korea. Bond markets were positive, particularly in North America, aided by moderate growth and the absence of inflationary pressures. In the real estate market, rental rates were stable as vacancy rates fell.

OUTLOOK

Positive returns are expected to continue for equity markets although are not likely to match those of 1996, as markets are vulnerable to downturns. Potential short-term interest rate hikes in the U.S. could exert pressure on bond yields around the world. In the real estate markets, rental rates should increase as vacancy rates continue to fall.

FINANCIAL HIGHLIGHTS*

Total net assets.....	\$ 282,500,053
Number of Unitholders.....	14,696
Asset value per unit:	
High	\$ 8.05
Low	\$ 7.14
Close	\$ 7.97
Income distributed per unit.....	\$ 0.185
Income distributed	\$ 6,318,982
Capital gains distributed per unit	\$ 0.013
Capital gains distributed	\$ 460,304

PERFORMANCE HIGHLIGHTS*

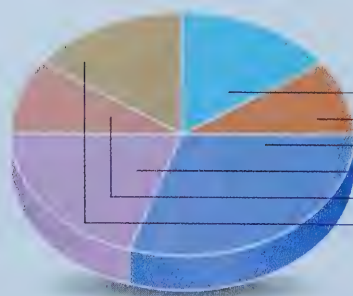
1 YR	3 YR	5 YR
14.23 %	10.83 %	11.35 %

INFLATION**

2.2 %	1.4 %	1.6 %
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* Returns are average compound rates of return and do not include acquisition or redemption fees but are net of management fees and expenses include reinvestment of all income. Past performance is not indicative of future results.

** As measured by the Consumer Price Index, December 31, 1996.



WHAT THE PORTFOLIO INVESTS IN

Investors Canadian Equity Fund	15%
Investors Corporate Bond Fund	10%
Investors Global Fund	30%
Investors Government Bond Fund	20%
Investors Real Property Fund	10%
Investors U.S. Growth Fund	15%



Investors Retirement Growth Portfolio

Investors Retirement Growth Portfolio offers long-term capital growth, some geographic diversification, and potential for foreign currency gains.

PERFORMANCE

Through its underlying Funds, the Portfolio was well positioned to take advantage of the continuing ascent of North American and global equity markets during 1996. An environment of moderate economic growth, low inflation and low interest rates resulted in record share prices in many parts of the world. Canadian equities reached record levels, outperforming their U.S. counterparts over the year. European markets performed well, although results for Far Eastern markets were mixed. Gains in Hong Kong, Indonesia and Malaysia were offset by losses in Japan and declines in Thailand and South Korea.

OUTLOOK

Equity markets should benefit from global economic growth in coming months. However, valuations in many markets are high and are vulnerable to increased volatility and a price downturn. Canadian stocks are likely to outperform those in the U.S. as exporters and commodities producers reap the rewards of global growth.

FUND MANAGEMENT

The management of Investors Retirement Growth Portfolio Fund is carried out by I.G. Investment Management, Ltd., which also manages the underlying funds and is responsible for maintaining portfolio weightings in these funds. Some underlying funds retain an international investment advisor, I.G. International Management Limited of Dublin, Ireland.

FINANCIAL HIGHLIGHTS*

Total net assets	\$ 1,870,332,462
Number of Unitholders	177,343
Asset value per unit:	
High	\$ 9.14
Low	\$ 7.43
Close	\$ 9.03
Income distributed per unit	\$ 0.032
Income distributed	\$ 6,528,258

PERFORMANCE HIGHLIGHTS*

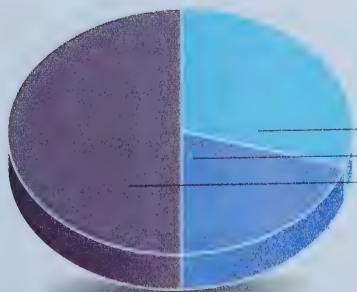
1 YR	3 YR	5 YR
21.88%	11.48 %	11.69 %

INFLATION**

2.2 %	1.4 %	1.6 %
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* Returns are average compound rates of return and do not include acquisition or redemption fees but are net of distribution fees and expenses and include reinvestment of all income. Past performance is not indicative of future results.

** As measured by the Consumer Price Index, December 31, 1996.



WHAT THE PORTFOLIO INVESTS IN

Investors Canadian Equity Fund	30%
Investors Global Fund	20%†
Investors Retirement Mutual Fund	50%

† RRSP eligibility rules limit this portfolio's participation in foreign assets to 20% by cost. Market value may be less than 20% because of this rule.



Investors Retirement Plus Portfolio

Investors Retirement Plus Portfolio offers balanced growth and income together with moderate price stability, through a portfolio of eight of Investors Group's fixed-income and equity funds.

FUND MANAGEMENT

The management of Investors Retirement Plus Portfolio Fund is carried out by I.G. Investment Management, Ltd., which also manages the underlying funds and is responsible for maintaining portfolio weightings in these funds. Some underlying funds retain an international investment advisor, I.G. International Management Limited of Dublin, Ireland.

PERFORMANCE

A favourable climate for North American and global financial markets benefited the Portfolio's underlying Funds in 1996. Equity markets in North America and much of the world reached record levels amid a positive environment of moderate economic growth, low inflation and low interest rates. Canadian equities outperformed their U.S. counterparts over the year. Bond markets also generated healthy returns as yields fell, with Canadian bonds performing well. Declines in interest rates helped boost returns from Canadian mortgage investments, while real estate markets enjoyed an environment of stable rental rates and decreasing vacancy rates.

OUTLOOK

Equity markets should continue to benefit from moderate growth, inflation and interest rates, although they remain vulnerable to increased volatility. Canadian stocks are likely to outperform those in the U.S. as exporters and commodities producers reap the rewards of global growth. Bond and mortgage returns may come under pressure from concerns over short-term interest rate increases in the U.S.

FINANCIAL HIGHLIGHTS*

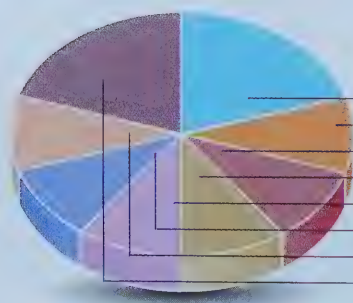
Total net assets	\$ 1,672,763,736
Number of Unitholders	115,989
Asset value per unit:	
High	\$ 7.45
Low	\$ 6.62
Close	\$ 7.36
Income distributed per unit	\$ 0.203
Income distributed	\$ 44,386,754

PERFORMANCE HIGHLIGHTS*

1 YR	3 YR	5 YR
14.42 %	8.72 %	9.62 %
INFLATION**		
2.2 %	1.4 %	1.6 %

* Returns are average compound rates of return and do not include acquisition or redemption fees but are net of management fees and expenses include reinvestment of all income. Past performance is not indicative of future results.

** As measured by the Consumer Price Index, December 31, 1996.



WHAT THE PORTFOLIO INVESTS IN

Investors Canadian Equity Fund	20%
Investors Corporate Bond Fund	10%
Investors Global Fund	10%†
Investors Global Bond Fund	10%†
Investors Government Bond Fund	10%
Investors Mortgage Fund	10%
Investors Real Property Fund	10%
Investors Retirement Mutual Fund	20%

† RRSP eligibility rules limit this portfolio's participation in foreign assets to 20% by cost. Market value may be less than 20% because of this rule.



Investors World Growth Portfolio

Investors World Growth Portfolio offers long term capital growth, broad geographic diversification and the potential for foreign currency gains. It consists of a portfolio of five of Investors Group's high-growth equity funds.

PERFORMANCE

The Portfolio's underlying Funds benefited from the record-setting advance of equity markets in North America and Europe as moderate economic growth, low inflation and low interest rates fostered a favorable climate for stocks. Japanese stocks declined over the year as the market wrestled with the prospects for economic recovery. Results were mixed for other Far Eastern markets. Gains in Hong Kong, Indonesia and Malaysia were offset by declines in Thailand and South Korea.

OUTLOOK

Equity performance should remain positive in 1997, although many markets are vulnerable to a downturn after significant advances in 1996. Canadian stocks should benefit from a growing global economy as cyclical and commodities-related industries gather steam. The outlook is bright for Asian equities and certain segments of the Japanese market.

FUND MANAGEMENT

The management of Investors World Growth Portfolio Fund is carried out by I.G. Investment Management, Ltd., which also manages the underlying funds and is responsible for maintaining portfolio weightings in these funds. Some underlying funds retain an international investment advisor, I.G. International Management Limited of Dublin, Ireland.

FINANCIAL HIGHLIGHTS*

Total net assets \$ 956,635,338
Number of Unitholders 115,571

Asset value per unit:

High \$ 8.28
Low \$ 7.48
Close \$ 8.28

Income distributed per unit \$ 0.009
Income distributed \$ 1,021,549

PERFORMANCE HIGHLIGHTS*

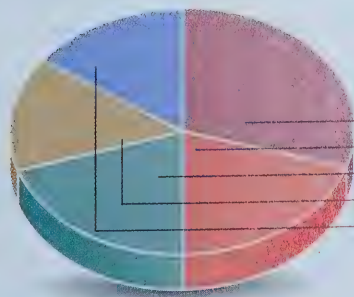
1 YR	3 YR
10.58 %	8.25 %

INFLATION**

2.2 %	1.4 %
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* Returns are average compound rates of return and do not include acquisition or redemption fees but are net of distribution fees and expenses and include reinvestment of all income. Past performance is not indicative of future results.

** As measured by the Consumer Price Index, December 31, 1996.



WHAT THE PORTFOLIO INVESTS IN

Investors European Growth Fund	30%
Investors Japanese Growth Fund	20%
Investors North American Growth Fund	20%
Investors Pacific International Fund	15%
Investors Special Fund	15%



Investors Money Market Fund

Investors Money Market Fund offers safety of capital and a high degree of liquidity, by investing in a diversified portfolio of Canadian money market securities, including short term debt obligations (less than 13 months) issued by various levels of government, chartered banks and Canadian corporations.



Alan Brownridge
Senior Vice-President, Bonds

PERFORMANCE

Canadian short-term interest rates continued to decline during the fourth quarter of 1996 as the Bank of Canada eased monetary policy in an attempt to stimulate the economy. Returns from the Fund's investments, which are heavily influenced by the direction of short-term interest rates, declined as a result over the quarter.

OUTLOOK

Short term interest rates are expected to remain low in coming months. The economy continues to need the stimulus of low interest rates to promote domestic demand. Unless the Canadian dollar weakens substantially, any increase in U.S. interest rates will likely not result in increased rates in Canada. Short term interest rates could move higher later in the year when the economy is on a much stronger footing.

FUND MANAGEMENT

Investors Money Market Fund Portfolio Manager is Alan Brownridge, Senior Vice-President, Bonds. Alan has managed Investors Money Market Fund since its inception. He is also responsible for the investments of Investors Government Bond Fund. Alan is a Certified General Accountant and Chartered Financial Analyst.

FINANCIAL HIGHLIGHTS†

Total net assets	\$ 652,199,274
Number of Unitholders	52,147
Asset value per unit:	
High	\$ 1.00
Low	\$ 1.00
Close	\$ 1.00
Income distributed per unit	\$ 0.037
Income distributed	\$ 21,451,997
† Current yield	2.03 %
† Effective yield	2.05 %

† These are annualized historical yields which are based on the 7 day period ended December 31, 1996. The effective yield has been calculated by compounding the 7 day return.

PERFORMANCE HIGHLIGHTS*

1 YR	3 YR	5 YR	10 YR
3.78 %	4.78 %	4.86 %	7.27 %

INFLATION**

1 YR	3 YR	5 YR	10 YR
2.2 %	1.4 %	1.6 %	3.0 %

* Returns are average compound rates of return and do not include acquisition or redemption fees but are net of management fees and expenses and include reinvestment of all income. Past performance is not indicative of future results.

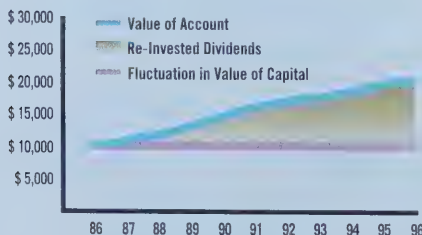
** As measured by the Consumer Price Index, December 31, 1996.

INVESTMENT GROWTH

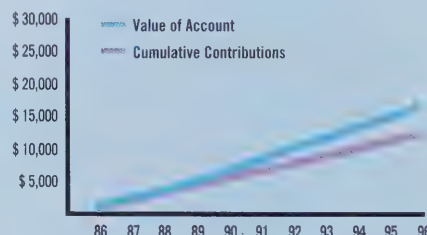
The following graphs show the growth of Investors Money Market Fund over the past 10 years.

WHAT THE FUND INVESTS IN

Corporate	48.4 %
Government	43.2 %
Provincial	8.4 %



\$10,000 INVESTED AT START OF PERIOD*
Initial investment of \$10,000 now valued at \$20,181.



\$100 INVESTED EACH MONTH*
Initial investment of \$100 now valued at \$16,599.



Investors Mortgage Fund

Investors Mortgage Fund provides a consistent level of current income, security and capital stability. The Fund invests primarily in high-quality first mortgages on Canadian residential and commercial real estate. It can also hold Canadian and U.S. short-term and long-term bonds and debentures, common and preferred shares, rights and warrants, and convertible shares and warrant-bearing debentures.

PERFORMANCE

A decline in Canadian interest rates throughout most of 1996 contributed to an increase in the Fund's unit value. Rates fluctuated during the first quarter, but fell during the rest of the year as the Bank of Canada pursued a made-in-Canada rate policy that reflected the country's moderate-growth, low-inflation environment. During the year, the Fund's average term of its portfolio decreased marginally due to the selection of shorter terms upon mortgage maturities.

OUTLOOK

The Fund should continue to benefit from low mortgage rates in 1997. Interest rates could rise marginally in early 1997, but there is little pressure for significant upward movement.



Rick Fourneau
Portfolio Manager

FUND MANAGEMENT

Rick Fourneau has been managing Investors Mortgage Fund since 1986. Rick joined Investors Group in 1967, holding positions in the Mortgage Accounting and Mortgage Underwriting Departments before assuming his current role. Rick is a Certified Management Accountant and an Accredited Appraiser with the Appraisal Institute of Canada.

FINANCIAL HIGHLIGHTS*

Total net assets	\$ 2,940,127,362
Number of Unitholders	142,068
Asset value per unit:	
High	\$ 5.18
Low	\$ 5.02
Close	\$ 5.17
Income distributed per unit	\$ 0.300
Income distributed	\$ 174,014,527

PERFORMANCE HIGHLIGHTS*

1 YR	3 YR	5 YR	10 YR
8.87 %	6.08 %	7.06 %	8.55 %

INFLATION**

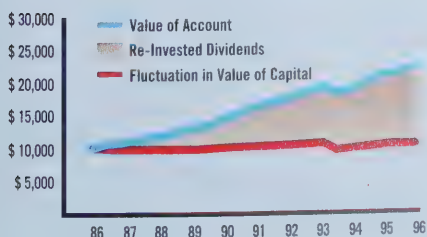
1 YR	3 YR	5 YR	10 YR
2.2 %	1.4 %	1.6 %	3.0 %

* Returns are average compound rates of return and do not include acquisition or redemption fees but are net of management fees and expenses and include reinvestment of all income. Past performance is not indicative of future results.

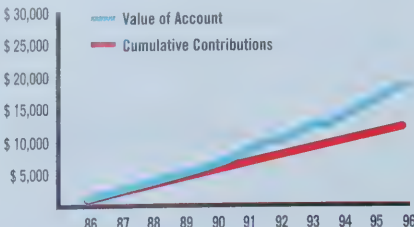
** As measured by the Consumer Price Index, December 31, 1996.

INVESTMENT GROWTH

The following graphs show the growth of Investors Mortgage Fund over the past 10 years.



\$10,000 INVESTED AT START OF PERIOD*
Initial investment of \$10,000 now valued at \$22,712.



\$100 INVESTED EACH MONTH*
Initial investment of \$100 now valued at \$18,531.

WHAT THE FUND INVESTS IN

Bonds	0.9%
Cash	3.9%
Mortgages	93.0%
Mortgage-backed securities ..	2.2%



Investors Real Property Fund

Investors Real Property Fund offers long-term capital growth, steady income and a hedge against inflation. The Fund invests in a range of property types, including retail centres, office buildings, industrial properties and multi-family projects in principal cities across Canada.



Murray Mitchell
Vice-President, Real Estate

FUND MANAGEMENT

Investors Real Property Fund Portfolio Manager is Murray Mitchell, Vice President, Real Estate. Murray joined Investors Group in 1989 and has had a comprehensive career in real estate development and investment. As part of his responsibilities, Murray identifies and assesses potential real estate investments as well as determining when a real estate investment should be sold. Murray is a Certified General Accountant.

PERFORMANCE

Vacancy rates in most segments of the Canadian real estate market fell during 1996, while rental rates stabilized in most areas of the country. Investment activity remained sluggish for much of the year, although it increased during the final quarter. Over the year, the Fund engaged in an aggressive leasing strategy. By year-end, vacancies amounted to a modest 6.6%, low for a portfolio of 6.5 million square feet. On the investment side, the Fund continued its search for high-quality properties in recovering real estate markets.

OUTLOOK

During 1997, the Fund plans to acquire additional properties in major real estate markets. The portfolio should benefit from rising rental income as vacancy rates continue to decrease.

FINANCIAL HIGHLIGHTS*

Total net assets	\$ 392,519,865
Number of Unitholders	6,735
Asset value per unit:	
High	\$ 4.32
Low	\$ 4.25
Close	\$ 4.25
Income distributed per unit	\$ 0.253
Income distributed	\$ 20,713,253

PERFORMANCE HIGHLIGHTS*

1 YR	3 YR	5 YR	10 YR
4.16 %	3.25 %	1.38 %	4.62 %

INFLATION**

1 YR	3 YR	5 YR	10 YR
2.2 %	1.4 %	1.6 %	3.0 %

* Returns are average compound rates of return and do not include acquisition or redemption fees but are net of management fees and expenses and include reinvestment of all income. Past performance is not indicative of future results.

** As measured by the Consumer Price Index, December 31, 1996.

WHAT THE FUND INVESTS IN

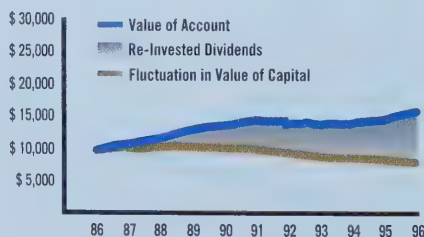
Real Estate	65.0 %
Office	24.5 %
Industrial	22.5 %
Retail	11.5 %
Residential	4.8 %
Land & Development ...	1.7 %

Cash & Other Assets 34.5 %

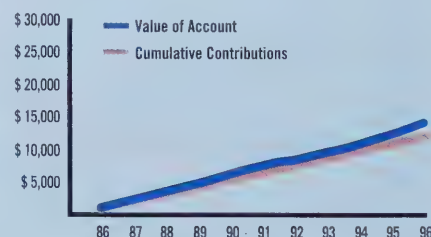
Stocks and Bonds 0.5 %

INVESTMENT GROWTH

The following graphs show the growth of Investors Real Property Fund over the past 10 years.



\$10,000 INVESTED AT START OF PERIOD*
Initial investment of \$10,000 now valued at \$15,708.



\$100 INVESTED EACH MONTH*
Initial investment of \$100 now valued at \$14,055.



Investors Government Bond Fund

Investors Government Bond Fund offers regular interest income and the potential for moderate capital growth through an actively managed bond portfolio. The Fund invests in high-quality bonds issued by Canadian federal, provincial and municipal governments and agencies, and Crown corporations. The Fund can also invest, in a limited way, in the debt securities of foreign governments.

PERFORMANCE

Although the Canadian bond market experienced considerable turbulence in 1996, bond investments provided extremely competitive returns. While Canada's weak domestic economy and low inflation rates were the driving force behind the decline in interest rates, the improving fundamentals of both provincial and federal government finances was also a factor. Canada's public sector deficits have been coming down fast and this has enabled the Bank of Canada to cut interest rates well below interest rates in the United States.

OUTLOOK

Although interest rates declined significantly last year, there is a strong likelihood they will remain low for quite some time. Canada's economy needs the stimulus of low interest rates while the risk of inflation accelerating is still unlikely. The Canadian yield curve is extremely steep, to the extent that bonds with longer terms to maturity provide substantially more yield than the shorter maturities. The steepness of this yield curve has increased the appeal of holding long bonds. In addition, when the Canadian economy does begin to gain momentum later this year, there may be risk that yields on shorter maturities will rise more than the yields on longer maturities.



Alan Brownridge
Senior Vice-President, Bonds

FUND MANAGEMENT

Investors Government Bond Fund is managed by Alan Brownridge, Senior Vice-President, Bonds. Alan is also Fund Manager of Investors Money Market Fund. Alan is a Certified General Accountant and Chartered Financial Analyst.

FINANCIAL HIGHLIGHTS*

Total net assets	\$ 1,595,361,388
Number of Unitholders	65,384
Asset value per unit:	
High	\$ 5.22
Low	\$ 4.68
Close	\$ 4.89
Income distributed per unit	\$ 0.275
Income distributed	\$ 89,207,509
Capital gains distributed per unit	\$ 0.206
Capital gains distributed	\$ 63,751,541

PERFORMANCE HIGHLIGHTS*

1 YR	3 YR	5 YR	10 YR
10.45 %	7.69 %	9.11 %	9.47 %

INFLATION**

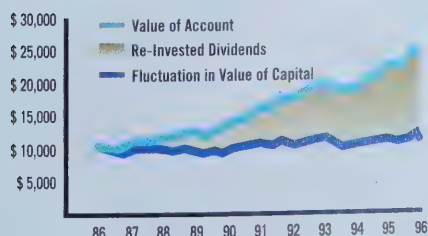
2.2 %	1.4 %	1.6 %	3.0 %
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* Returns are average compound rates of return and do not include acquisition or redemption fees but are net of management fees and expenses and include reinvestment of all income. Past performance is not indicative of future results.

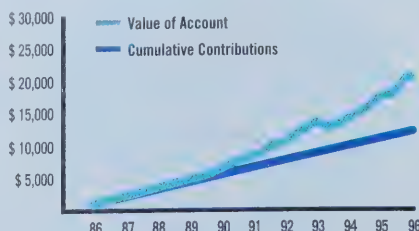
** As measured by the Consumer Price Index, December 31, 1996.

INVESTMENT GROWTH

The following graphs show the growth of Investors Government Bond Fund over the past 10 years.



\$10,000 INVESTED AT START OF PERIOD*
Initial investment of \$10,000 now valued at \$24,710.



\$100 INVESTED EACH MONTH*
Initial investment of \$100 now valued at \$20,506.

TOP 10 ISSUES

- City of Edmonton
- City of Winnipeg
- Government of Canada
- Newfoundland & Labrador Hydro
- Ontario Hydro
- Province of Newfoundland
- Province of Ontario
- Province of Prince Edward Island
- Royal Bank of Canada
- Westcoast Energy Inc.



Investors Corporate Bond Fund

Investors Corporate Bond Fund provides a high level of current income, potential capital growth with moderate variability. The Fund's assets consist primarily of Canadian corporate bonds but may also include U.S. corporate bonds, federal, provincial and municipal government bonds and asset-backed securities.



Paul Hancock
Portfolio Manager

FUND MANAGEMENT

The Corporate Bond Fund is managed by Paul Hancock. Paul joined Investors Group in 1990 and has been the Portfolio Manager of the Corporate Bond Fund since its inception. Paul received his Bachelor of Arts degree from the University of Western Ontario, and his Bachelor of Commerce and Master of Business Administration degrees from the University of Windsor. Paul is a Chartered Financial Analyst.

TOP 10 ISSUES

- Bell Mobility Cellular Inc.
- Government of Canada
- New Court Credit Group Inc.
- Newfoundland & Labrador Hydro
- Nova Gas Transmissions Ltd.
- Rogers Cantel Mobile
- Sun Life Assurance Co. of Canada
- TransCanada Pipelines Ltd.
- Union Gas Ltd.
- Westcoast Energy Inc.

PERFORMANCE

Canadian bonds performed very well in 1996 as moderate economic growth, low inflation and continued fiscal restraint allowed yields to decline to levels reminiscent of the 1970s. Returns on Canadian corporate bonds outpaced government bonds for the tenth consecutive year, reaffirming the long term case for owning corporate bonds in a fixed income portfolio. Investors Corporate Bond Fund outperformed the overall bond market in 1996 as a result of the fund's large corporate holdings, the narrowing trend of corporate yield spreads and the strong performance of the Fund's high yield holdings.

OUTLOOK

Looking forward, the focus of the Fund will remain on providing a high level of current income with moderate exposure to interest rate volatility. The decline in federal and provincial borrowing requirements coupled with the positive outlook for economic growth and corporate profitability should support continued demand for corporate bonds in 1997.

FINANCIAL HIGHLIGHTS*

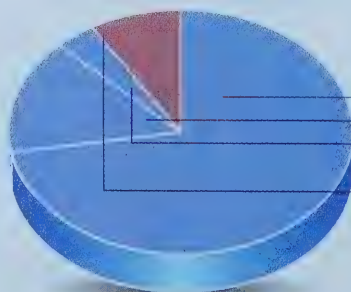
Total net assets	\$ 796,550,042
Number of Unitholders	19,758
Asset value per unit:	
High	\$ 11.29
Low	\$ 10.25
Close	\$ 10.91
Income distributed per unit	\$ 0.650
Income distributed	\$ 45,053,510
Capital gains distributed per unit	\$ 0.146
Capital gains distributed	\$ 10,368,413

PERFORMANCE HIGHLIGHTS*

1 YR	
10.50 %	
INFLATION**	
2.2 %	

* Returns are average compound rates of return and do not include acquisition or redemption fees but are net of management fees and expenses and include reinvestment of all income. Past performance is not indicative of future results.

** As measured by the Consumer Price Index, December 31, 1996.



WHAT THE FUND INVESTS IN

Bonds	88.8 %
Corporate	70.4 %
Government	14.6 %
Provincial	3.8 %
Cash	11.2 %



Investors North American High Yield Bond Fund

Investors North American High Yield Bond Fund provides a high level of current income. The Fund invests primarily in high-yield, lower-credit-rated Canadian and U.S. corporate bonds.

PERFORMANCE

The high-yield bond market has performed favourably since the Fund's inception on July 15, 1996. U.S. high-yield bond valuations remained above historical levels as the market benefitted from strong cash inflows, low default rates, a positive U.S. economic and interest rate outlook, and a healthy environment for equities.

The Fund continues to concentrate on U.S. bonds, particularly better quality short-term corporate issues providing high current income. In the Canadian market, fewer high-yield opportunities exist although toward year end the Fund increased its exposure to the real estate sector as the outlook for the industry improved and

valuations were attractive. Throughout the quarter, the Fund increased industry diversification while lowering exposure to individual issuers.

OUTLOOK

The Fund remains fully invested and will continue to further diversify its holdings of corporate bonds with an emphasis towards bonds issued by industry leaders and companies with strong cash flows, valuable assets and the potential for credit rating upgrades. An emphasis on high current income combined with an average term of less than five years will minimize return volatility should interest rates increase from current levels.



Jeff Hall
Portfolio Manager

FUND MANAGEMENT

Jeff Hall began his career in finance as a Chartered Accountant and joined the investment management division of Investors Group in 1994. Jeff was appointed Portfolio Manager of Investors Pooled Bond Fund in 1995 and North American High Yield Bond Fund in 1996. Jeff is a Chartered Financial Analyst.

FINANCIAL HIGHLIGHTS*

Total net assets	\$ 15,165,339
Number of Unitholders	2,038
Asset value per unit:	
High	\$ 10.16
Low	\$ 9.94
Close	\$ 10.13
Income distributed per unit	\$ 0.162
Income distributed	\$ 167,989

PERFORMANCE HIGHLIGHTS*

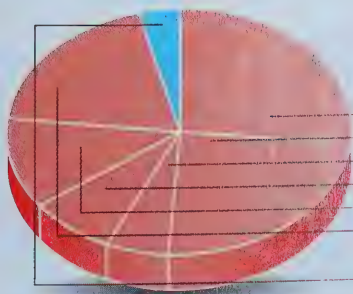
From Fund Inception (Jul 15/96)
2.87 %

INFLATION**

2.2 %

* Returns are average compound rates of return and do not include acquisition or redemption fees but are net of management fees and expenses and include reinvestment of all income. Past performance is not indicative of future results.

** As measured by the Consumer Price Index, December 31, 1996.



WHAT THE FUND INVESTS IN

Bonds	96.0 %
Consumer	27.0 %
Cyclical	24.0 %
Energy	6.0 %
Industrial	8.0 %
Real Estate	12.0 %
Telecom	19.0 %
Cash	4.0 %

TOP 10 ISSUES

- ADT Operations
- Algoma Steel Inc.
- Avenor Inc.
- Gentra Inc.
- Global Marine
- Jones Interchange
- Kroger Co.
- Repap New Brunswick
- Rogers Cantel
- Royal Caribbean Cruises



Investors Global Bond Fund

Investors Global Bond Fund offers interest income, international diversification and potential for currency gains and capital growth. The Fund invests in high-quality bonds from developed countries around the world, as well as Canadian debt issues.



Chris McGinty

Head of Fixed Interest Investments
Murray Johnstone International Ltd.

FUND MANAGEMENT

Investors Global Bond Fund is managed by I.G. International Management Ltd., with input from international advisor Chris McGinty. Chris is Director, Head of Fixed Interest Investments, Murray Johnstone International Ltd. Murray Johnstone, established in 1968, is one of Scotland's largest and most respected independent investment management groups.

PERFORMANCE

Global bond markets endured considerable turbulence during 1996, as investors speculated over the possibility of increasing economic activity and inflation. However, most markets posted positive results for the year as the final half of 1996 resulted in improving confidence and interest rate decreases in some parts of the world.

The Fund's performance was hampered by a strengthening Canadian dollar, which eroded returns from international bond investments. Consequently, the Fund made a significant shift into top quality Canadian dollar Eurobonds, which reduce currency risk.

OUTLOOK

Fears of rising U.S. interest rates are expected to exert pressure on bond yields around the world during 1997. Core European bond markets and Canadian dollar bonds should outperform in this environment. The Fund will reduce the average term of its holdings as a defensive measure against yield declines.

FINANCIAL HIGHLIGHTS*

Total net assets	\$ 254,957,278
Number of Unitholders	17,723
Asset value per unit:	
High	\$ 5.57
Low	\$ 5.24
Close	\$ 5.43
Income distributed per unit	\$ 0.223
Income distributed	\$ 11,218,326
Capital gains distributed per unit	\$ 0.018
Capital gains distributed	\$ 837,603

PERFORMANCE HIGHLIGHTS*

1 YR	3 YR
2.62 %	4.91 %

INFLATION**

2.2 %	1.4 %
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* Returns are average compound rates of return and do not include acquisition or redemption fees but are net of management fees and expenses and include reinvestment of all income. Past performance is not indicative of future results.

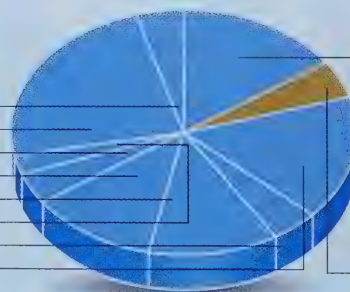
** As measured by the Consumer Price Index, December 31, 1996.

TOP 10 ISSUES

- European Bank for Reconstruction & Development
- Government of Canada
- Government of France
- Government of Germany
- Government of Norway
- International Bank for Reconstruction & Development
- Japan Development Bank
- Treuhandanstalt
- United Kingdom Treasury
- United States Treasury

WHAT THE FUND INVESTS IN

Bonds	94.4 %
Austria	4.5 %
Canada	23.4 %
France	4.1 %
Germany	12.2 %
Japan	12.1 %
Norway	3.3 %
United Kingdom	4.3 %
United States	16.2 %



Bonds (Others)	15.2 %
Australia	0.4 %
Belgium	3.1 %
Denmark	2.4 %
Italy	3.2 %
Netherlands	2.3 %
Spain	0.9 %
Sweden	2.0 %
Cash	5.6 %



Investors Dividend Fund

Investors Dividend Fund objective is to provide above average income yield with long term capital growth. The Fund invests primarily in common and preferred shares, interest-bearing securities, conventional rights and warrants, bonds and money market instruments.

PERFORMANCE

The fund's 20.33% rate of return during 1996 represents the best yearly performance since 1983. Declining interest rates during the year produced superb capital returns from the Fund's bond and fixed-rate preferred share investments, although it took a minor toll on payouts to unit holders. Declining interest rates also resulted in strong performance of common stock holdings in the interest-sensitive banking, utility and pipeline sectors, which represented almost half of the Fund's assets at the beginning of the year. The fund's dividend was reduced to 10 cents per unit, down from 11 cents, in the third quarter. The dividend remained unchanged in the final quarter

of the year, although investors received a 1.6 cent extra distribution resulting from activities specific to 1996.

OUTLOOK

The Fund's common stock holdings should continue to benefit from a low interest rate environment, although not as spectacularly as in the recent past. The Fund will continue to invest in high-yielding common stocks and newly issued preferred shares, and has room to increase bond holdings. The 10 cent payout is expected to be maintained.



Tighe McManus
Vice-President, Portfolio Manager

FUND MANAGEMENT

Tighe McManus has managed Investors Dividend Fund since 1985. Tighe joined Investors Group in 1977 as an investment analyst after completing his Bachelor of Arts (Honours) degree in economics and commerce at the Royal Military College of Canada, and his Master of Business Administration degree at the University of Manitoba. He is also a Chartered Financial Analyst.

FINANCIAL HIGHLIGHTS*

Total net assets	\$ 3,685,961,363
Number of Unitholders	69,911
Asset value per unit:	
High	\$ 13.20
Low	\$ 11.17
Close	\$ 12.90
Income distributed per unit	\$ 0.436
Income distributed	\$ 99,367,619

PERFORMANCE HIGHLIGHTS*

1 YR	3 YR	5 YR	10 YR
20.33 %	9.34 %	9.37 %	9.34 %

INFLATION**

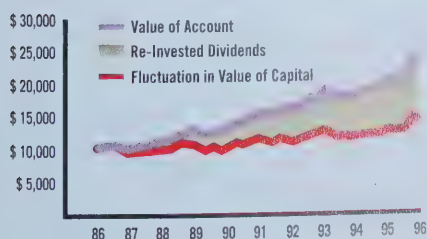
1 YR	3 YR	5 YR	10 YR
2.2 %	1.4 %	1.6 %	3.0 %

* Returns are average compound rates of return and do not include acquisition or redemption fees but are net of management fees and expenses and include reinvestment of all income. Past performance is not indicative of future results.

** As measured by the Consumer Price Index, December 31, 1996.

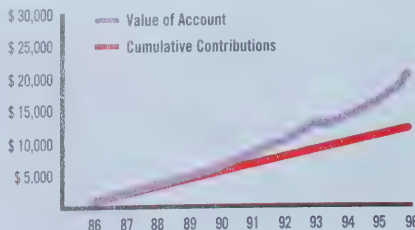
INVESTMENT GROWTH

The following graphs show the growth of Investors Dividend Fund over the past 10 years.



\$10,000 INVESTED AT START OF PERIOD*

Initial investment of \$10,000 now valued at \$24,415.



\$100 INVESTED EACH MONTH*

Initial investment of \$100 now valued at \$20,462.

TOP 10 ISSUES

- Bank of Montreal
- Bank of Nova Scotia
- BC Telecom Inc.
- BCE Inc.
- Canadian Imperial Bank of Commerce
- Canadian Utilities Corp.
- Royal Bank of Canada
- Toronto-Dominion Bank
- Transalta Utilities Corp.
- TransCanada Pipelines Ltd.



Investors Mutual of Canada

Investors Mutual of Canada offers long-term capital growth, an above-average income yield and international diversification. The Fund invests in high-quality, primarily Canadian, stocks and bonds.



Geoff Barth
Portfolio Manager

FUND MANAGEMENT

Investors Mutual of Canada is managed by Geoff Barth. Geoff, a Chartered Financial Analyst, has been with Investors Group for eight years, and was appointed manager of Investors Pooled Equity Fund on Jan. 1, 1994 before assuming his current position. He holds a Bachelor of Commerce (Honours) degree from the University of Manitoba.

PERFORMANCE

Canadian financial markets performed well during 1996 as an environment of moderate economic growth, low inflation and falling interest rates pushed equity and bond prices upward. Equity prices set records throughout most of the year, while bond prices overcame considerable turbulence to end up in positive territory.

During the last quarter the Fund increased holdings of economically sensitive stocks, and reduced holdings of medium-term Canadian government bonds. Overall, the Fund had an excellent return for the year and is in a strong position to benefit from future economic growth.

OUTLOOK

The outlook for Canadian equities remains positive. The Fund is well positioned for a rally in cyclical shares as global economic growth continues. Holdings will be reduced through profit taking on price strength. The outlook for the bond market is not as positive, although bond exposure will be increased on price weakness.

FINANCIAL HIGHLIGHTS*

Total net assets	\$ 849,287,174
Number of Unitholders	26,739
Asset value per unit:	
High	\$ 12.74
Low	\$ 10.83
Close	\$ 11.42
Income distributed per unit	\$ 0.190
Income distributed	\$ 12,451,998
Capital gains distributed per unit	\$ 1.115
Capital gains distributed	\$ 75,664,692

PERFORMANCE HIGHLIGHTS*

1 YR	3 YR	5 YR	10 YR
17.29 %	9.39 %	11.70 %	9.75 %

INFLATION**

1 YR	3 YR	5 YR	10 YR
2.2 %	1.4 %	1.6 %	3.0 %

* Returns are average compound rates of return and do not include acquisition or redemption fees but are net of management fees and expenses and include reinvestment of all income. Past performance is not indicative of future results.

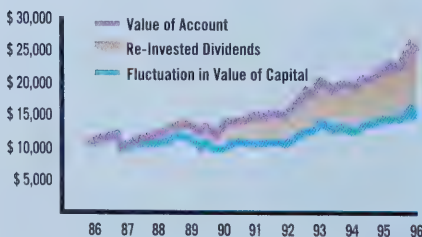
** As measured by the Consumer Price Index, December 31, 1996.

TOP 10 ISSUES

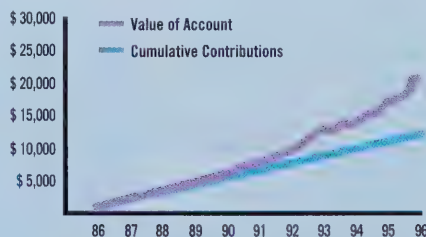
- Alcan Aluminium Ltd.
- Bank of Montreal
- BCE Inc.
- Canadian Imperial Bank of Commerce
- Canadian Natural Resources Ltd.
- Canadian Pacific Ltd.
- Government of Canada
- Royal Bank of Canada
- Thomson Corp.
- TransCanada Pipelines Ltd.

INVESTMENT GROWTH

The following graphs show the growth of Investors Mutual of Canada over the past 10 years.



\$10,000 INVESTED AT START OF PERIOD*
Initial investment of \$10,000 now valued at \$25,351.



\$100 INVESTED EACH MONTH*
Initial investment of \$100 now valued at \$20,730.



Investors Asset Allocation Fund

Investors Asset Allocation Fund offers growth potential, international diversification and moderate income. The Fund's investments are allocated among domestic equities and bonds, and foreign equities with a neutral allocation of 40% Canadian Equities, 40% Canadian Bonds and 20% Foreign Equities.

PERFORMANCE

Strong gains by Canadian and international bond and equity markets over the course of 1996 provided a backdrop for the Fund's performance. Over the year, the Fund shifted from a focus on bonds to an emphasis on North American and global equities as the valuation of stock markets improved. Considerable representation in Canadian equities helped boost Fund returns in the final months of the year, as Canadian stocks outperformed those in the U.S. and many parts of the world.

OUTLOOK

Stocks continue to represent good value, although they remain susceptible to possible interest rate increases. Economic growth in the U.S. could prompt the Federal Reserve to hike short-term rates at some point in 1997. If this were to happen, the Fund would likely reduce its equity positions.



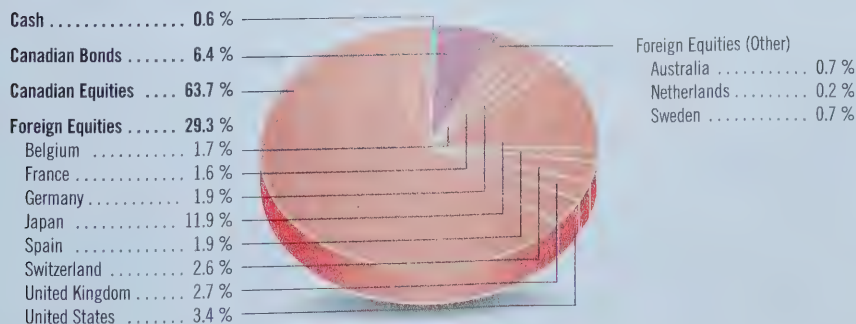
Eric Innes
Executive Vice-President &
Chief Executive Officer
Yield Management Group

FUND MANAGEMENT

Investors Asset Allocation Fund is managed by I.G. Investment Management, Ltd., which has contracted with Yield Management Group (YMG) of Toronto to provide advisory services. YMG, formed in 1983, maintains the investment model used to guide the allocation of the Fund's assets. YMG provides investment management services, consulting, and asset allocation strategies to pension funds, financial institutions, and mutual funds.

FINANCIAL HIGHLIGHTS*		ONE-YEAR HIGHLIGHTS*	
Total net assets	\$ 1,137,041,399	1 YR	
Number of Unitholders	116,910	1 YR	8.17 %
Asset value per unit:			
High	\$ 6.34		
Low	\$ 5.32		
Close	\$ 5.85		
Income distributed per unit	\$ 0.226		
Income distributed	\$ 39,993,457		
Capital gains distributed per unit	\$ 0.175		
Capital gains distributed	\$ 31,958,474		
		INFLATION**	
		1 YR	2.2 %
		* Returns are average compound rates of return and do not include acquisition or redemption fees but are net of management fees and expenses and include reinvestment of all income. Past performance is not indicative of future results.	
		** As measured by the Consumer Price Index, December 31, 1996.	

WHAT THE FUND INVESTS IN





Investors Retirement Mutual Fund

Investors Retirement Mutual Fund offers long-term growth and capital stability. The Fund invests in the common shares of large, established Canadian companies, and may also hold short-term and long-term bonds, notes, debentures, rights, warrants and preferred shares.



Scott Penman
Senior Vice-President, Equities

FUND MANAGEMENT

Investors Retirement Mutual Fund is managed by Scott Penman. Scott, a Chartered Financial Analyst, is also responsible for Investors Canadian Equity Fund and Investors Canadian Small Cap Fund. Scott joined Investors Group in 1981 as an investment analyst after receiving his Bachelor of Commerce degree from the University of Manitoba.

PERFORMANCE

Canadian equities advanced strongly during 1996, in a climate of moderate economic growth, low inflation and low interest rates. The market's record-setting ascent was interrupted by a mid-year slump, but quickened in the final half.

The Fund's investments in the top-performing financial services and oil and gas sectors had a positive impact on returns. Although results were held back slightly by exposure to poorer performing metals, forestry and gold stocks, overall the Fund did extremely well and finished the year well-positioned for future growth.

OUTLOOK

The Fund's portfolio is positioned to take advantage of global economic growth in 1997. Investments in Canadian commodities producers should perform well as these companies benefit from improving European and Far Eastern economies. Favoured areas include base metals, chemicals, fertilizers, forest products and gold.

FINANCIAL HIGHLIGHTS*

Total net assets	\$ 2,617,883,653
Number of Unitholders	114,226
Asset value per unit:	
High	\$ 16.96
Low	\$ 13.50
Close	\$ 16.74

PERFORMANCE HIGHLIGHTS*

1 YR	3 YR	5 YR	10 YR
23.65 %	12.05 %	11.82 %	9.53 %

INFLATION**

1 YR	3 YR	5 YR	10 YR
2.2 %	1.4 %	1.6 %	3.0 %

* Returns are average compound rates of return and do not include acquisition or redemption fees but are net of management fees and expenses and include reinvestment of all income. Past performance is not indicative of future results.

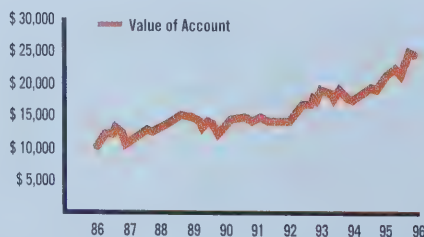
** As measured by the Consumer Price Index, December 31, 1996.

TOP 10 ISSUES

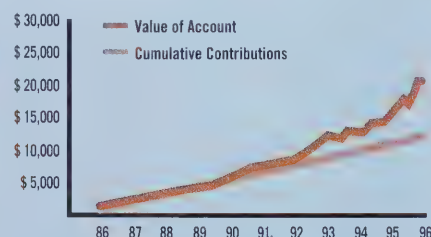
- ▶ Bank of Montreal
- ▶ Bank of Nova Scotia
- ▶ Barrick Gold Corp.
- ▶ Canadian Imperial Bank of Commerce
- ▶ Canadian Pacific Ltd.
- ▶ CanWest Global Communications
- ▶ Nova Corp.
- ▶ Royal Bank of Canada
- ▶ Seagram Company
- ▶ Trizec Hahn Corporation

INVESTMENT GROWTH

The following graphs show the growth of Investors Retirement Mutual Fund over the past 10 years.



\$10,000 INVESTED AT START OF PERIOD*
Initial investment of \$10,000 now valued at \$24,857.



\$100 INVESTED EACH MONTH*
Initial investment of \$100 now valued at \$20,271.



Investors Canadian Equity Fund

Investors Canadian Equity Fund offers long-term capital growth and moderate income. The Fund invests primarily in common shares of leading medium-sized and large Canadian companies.

PERFORMANCE

The Fund benefited from the strong performance of Canadian equities during 1996. An environment of moderate economic growth, low inflation and falling interest rates made Canadian stock markets among the world's best performers over the year.

The Fund's investments in the top-performing financial services and oil and gas sectors had an extremely positive impact on returns and the Fund finished with an excellent one-year return of 24.88%. Although results were held back slightly by exposure to poorer performing metals, forestry and gold stocks, overall the Fund did extremely

well in 1996 and finished the year well-positioned for future growth.

OUTLOOK

The Fund's portfolio is positioned to take advantage of global economic growth in 1997. Investments in Canadian commodities producers should perform well as these companies benefit from rising prices brought on by increasing demand in improving European and Far Eastern economies. Favoured areas include base metals, chemicals, fertilizers, forest products and gold.

FUND MANAGEMENT

Scott Penman has managed Investors Canadian Equity Fund since 1985. Scott, a Chartered Financial Analyst, is Senior Vice-President, Equities. He is also Portfolio Manager of Investors Retirement Mutual Fund and Investors Canadian Small Cap Fund. Scott joined Investors Group in 1981 as an investment analyst after receiving his Bachelor of Commerce degree from the University of Manitoba.

FINANCIAL HIGHLIGHTS*

Total net assets	\$ 3,097,842,904
Number of Unitholders	217,945
Asset value per unit:	
High	\$ 12.20
Low	\$ 9.71
Close	\$ 11.68
Income distributed per unit	\$ 0.184
Income distributed	\$ 47,094,742
Capital gains distributed per unit	\$ 0.262
Capital gains distributed	\$ 67,056,888

10 YEAR PERFORMANCE HIGHLIGHTS*

1 YR	3 YR	5 YR	10 YR
24.88 %	11.43 %	14.07 %	9.58 %

INFLATION**

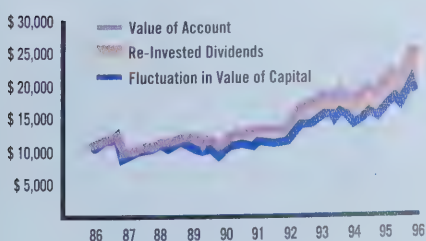
1 YR	3 YR	5 YR	10 YR
2.2 %	1.4 %	1.6 %	3.0 %

* Returns are average compound rates of return and do not include acquisition or redemption fees but are net of management fees and expenses and include reinvestment of all income. Past performance is not indicative of future results.

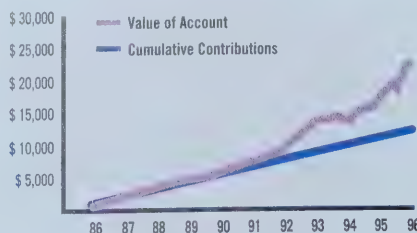
** As measured by the Consumer Price Index, December 31, 1996.

INVESTMENT GROWTH

The following graphs show the growth of Investors Canadian Equity Fund over the past 10 years.



\$10,000 INVESTED AT START OF PERIOD*
Initial investment of \$10,000 now valued at \$24,955.



\$100 INVESTED EACH MONTH*
Initial investment of \$100 now valued at \$22,359.

TOP 10 ISSUES

- Alcan Aluminium Ltd.
- Bank of Montreal
- Bank of Nova Scotia
- Barrick Gold Corp.
- Canadian Imperial Bank of Commerce
- Canadian Pacific Ltd.
- Nova Corp.
- Royal Bank of Canada
- Suncor Inc.
- Trizec Hahn Corporation



Investors Summa Fund

Investors Summa Fund offers long-term capital growth and moderate income for investors concerned with the ethical makeup of their portfolios. The Fund invests in common shares of socially responsible, environmentally sound and ethically managed Canadian companies.



Quinn Bamford
Portfolio Manager

FUND MANAGEMENT

Investors Summa Fund has been managed by Quinn Bamford since 1989. Quinn has been with Investors Group for over 40 years and has managed a number of mutual funds and segregated pension funds.

TOP 10 ISSUES

- Aflac Inc.
- Bank of Montreal
- Bank of Nova Scotia
- BCE Inc.
- Canadian Imperial Bank of Commerce
- CanWest Global Communication
- Franco-Nevada Mining Corp.
- Magna International
- Pembroke Inc.
- Royal Bank of Canada

PERFORMANCE

The Fund performed well in 1996 as the significant decline of Canadian interest rates resulted in excellent returns from the Fund's overweight position in interest-sensitive high yield stocks. Performance also benefited from the Fund's under-weighting (because of investment constraints) in many of the poorer performing resource sectors of the market. The Fund outperformed over the period, even although the under performance of small-capitalization holdings in the U.S. weakened returns.

OUTLOOK

Equity markets are expected to continue their ascent over the near term, although a share-price correction grows more likely as markets reach higher. The Fund intends to adopt a more defensive posture to protect against possible downturns.

FINANCIAL HIGHLIGHTS*

Total net assets	\$ 151,444,284
Number of Unitholders	19,464
Asset value per unit:	
High	\$ 7.88
Low	\$ 6.11
Close	\$ 7.54
Income distributed per unit	\$ 0.082
Income distributed	\$ 1,559,004
Capital gains distributed per unit	\$ 0.372
Capital gains dividend paid	\$ 7,052,150

PERFORMANCE HIGHLIGHTS*

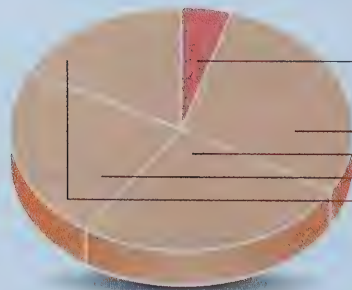
1 YR	3 YR	5 YR
29.73 %	12.18 %	11.66 %

INFLATION**

2.2 %	1.4 %	1.6 %
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* Returns are average compound rates of return and do not include acquisition or redemption fees but are net of management fees and expenses and include reinvestment of all income. Past performance is not indicative of future results.

** As measured by the Consumer Price Index, December 31, 1996.



WHAT THE FUND INVESTS IN

Cash	4.8 %
Stocks	95.2 %
Consumer	28.4 %
Cyclical	26.3 %
Interest-sensitive	23.3 %
Natural resources	17.2 %



Investors Canadian Small Cap Fund

Investors Canadian Small Cap Fund provides long-term capital appreciation and some international exposure. The Fund invests primarily in common shares of Canadian corporations that have a market capitalization equal to approximately 0.1% of the total market capitalization of the TSE 300, or less.

PERFORMANCE

The Fund has experienced strong performance since its inception on July 15, 1996. By year end, the Fund returned 23.56%, outpacing the 19.97% return for the benchmark Toronto Stock Exchange 200 index over the six-month period. Performance was aided by a focus on industrial products and real estate stocks, strong performance in the Fund's oil and gas holdings and an underweight position in the poorly performing precious metals sector. The Fund continued to add significantly to core holdings as an influx of cash from sales of Fund units boosted assets.

OUTLOOK

The Fund expects strong inflows of cash to continue during 1997. Investment activity will focus on adding to existing holdings, with investment strategy based on individual security selection, rather than emphasis on market sectors or themes.



Scott Penman
Senior Vice-President, Equities

FUND MANAGEMENT

This Fund is the focus of an Investors Group investment management team led by Scott Penman, Senior Vice-President, Equities.

One of Canada's leading investment professionals, he manages several top Investors Group funds including Investors Canadian Equity Fund and Investors Retirement Mutual Fund. Scott manages assets totaling over \$5 billion.

Co-managers of the Fund are: Bill D. Chornous, Vice-President; Geoff Barth, Portfolio Manager; Lisa Deakin, Portfolio Assistant; and Alan Brown, Portfolio Assistant.

TOP 10 ISSUES

- Acme Metals Inc.
- Chapters Inc.
- Evans & Sutherland Computers Inc.
- Oxford Properties Group Inc.
- Pembroke Inc.
- Premdor Inc.
- RTO Enterprises Inc.
- Samuel Man-Tech, Inc.
- Stampeder Exploration Ltd.
- Zenon Environmental

FINANCIAL HIGHLIGHTS

Total net assets	\$ 143,535,704
Number of Unitholders	26,062

Asset value per unit:

High	\$ 12.34
Low	\$ 10.00
Close	\$ 12.34

Income distributed per unit	\$ 0.019
Income distributed	\$ 217.055

From Fund Inception (Jul 15/96)

23.56 %

INFLATION**

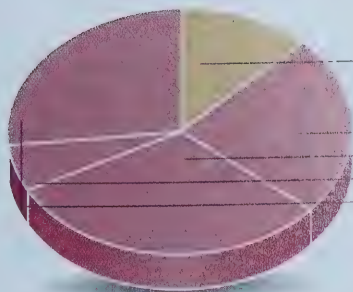
2.8 %

*Returns are average compound rates of return and do not include acquisition or redemption fees but are net of management fees and expenses and include reinvestment of all income. Past performance is not indicative of future results.

**As measured by the Consumer Price Index, December 31, 1996.

WHAT THE FUND INVESTS IN

Cash	12.3 %
Stocks	87.7 %
Consumer	23.8 %
Cyclical	32.9 %
Interest-sensitive	4.4 %
Natural resources	26.6 %





Investors Canadian Natural Resource Fund

Investors Canadian Natural Resource Fund offers long-term capital growth and some international exposure. The Fund invests in common shares of natural resource companies, in such areas as mining, forest products, oil and gas, pipelines, transportation and agriculture.



Kevin Nyysola
Portfolio Manager

FUND MANAGEMENT

Prior to joining Investors Group, Kevin Nyysola worked in the Canadian mining industry where he participated in mineral exploration throughout the country. As a member of our Mutual Funds department for 10 years, Kevin has been involved in the management of Investors Retirement Mutual Fund, Investors Canadian Equity Fund and Investors Mutual of Canada. He combines his expertise in natural resources and the investment industry in managing the new Investors Canadian Natural Resource Fund.

TOP 10 ISSUES

- Asia-Pacific Resources Ltd.
- Barrick Gold Corp.
- Camco International Inc.
- Cascades Inc.
- Cavell Energy Corp.
- Denbury Resources
- Kinross Gold Corp.
- Labrador Iron Ore Royalty Inc.
- Placer Dome Inc.
- Teck Corp.

PERFORMANCE

Canadian natural resources stocks lagged the rest of the market in 1996, as Canadian equity advances were led by interest-sensitive stocks such as those in the banking sector. Metals, gold and forestry stocks were among the poorest performers for the year. However, oil and gas stocks showed considerable strength as commodities prices moved higher.

OUTLOOK

The Fund is positioned to take advantage of global economic growth in 1997. Improving economies in North America, Europe and the Far East should increase demand for basic commodities, resulting in improved results for cyclical natural resources stocks.

FINANCIAL HIGHLIGHTS*

Total net assets	\$ 70,042,112
Number of Unitholders	14,343
Asset value per unit:	
High	\$ 11.18
Low	\$ 10.00
Close	\$ 10.87
Income distributed per unit	\$ 0.031
Income distributed	\$ 195,064

PERFORMANCE HIGHLIGHTS*

From Fund Inception (Jul 15/96)
9.05 %

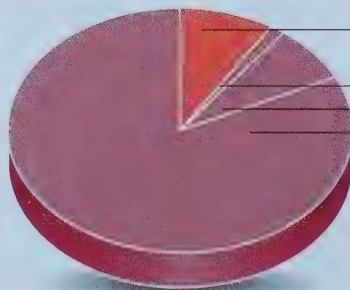
INFLATION**

2.2 %

* Returns are average compound rates of return and do not include acquisition or redemption fees but are net of management fees and expenses and include reinvestment of all income. Past performance is not indicative of future results.

** As measured by the Consumer Price Index, December 31, 1996.

WHAT THE FUND INVESTS IN



Cash	8.9 %
Stocks	91.1 %
Consumer	1.4 %
Cyclical	7.3 %
Natural resources	82.4 %



Investors North American Growth Fund

Investors North American Growth Fund offers long-term capital growth, some geographic diversification, potential currency gains and a hedge against inflation. The Fund invests primarily in well-selected common shares of North American companies with above-average growth prospects.

PERFORMANCE

North American equities advanced strongly in 1996, fueled by a continuing environment of moderate economic growth, low inflation and low interest rates.

Over the year, the Fund's strategy was to shift emphasis from a focus on U.S. stocks to an overweight Canadian position. By year end, Canadian equities were the Fund's major component, and the Fund had achieved a 19.43% return.

OUTLOOK

With its focus on Canadian equities, the Fund is well positioned to benefit from expected outperformance by Canadian markets. With fundamentals favouring the Canadian dollar and a resurgence expected in commodity-related resource stocks, Canadian markets are poised to continue to outpace those in the U.S.



Bill Chornous
Vice-President, Portfolio Manager

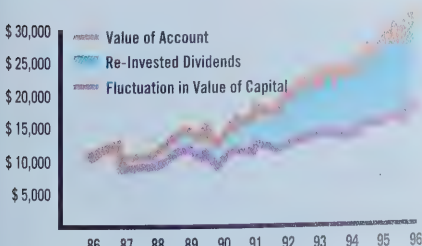
FUND MANAGEMENT

Investors North American Growth Fund is managed by Bill Chornous, who joined Investors Group in 1988 after working in the brokerage industry. Bill assumed management of Investors Special Fund in 1994 and Investors North American Growth Fund in 1995. He has a diploma in Business Administration and is a Chartered Financial Analyst.

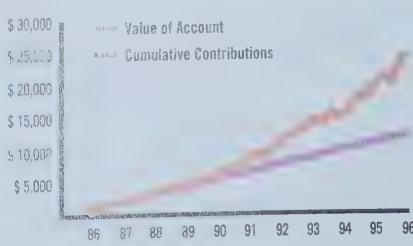
FINANCIAL HIGHLIGHTS					
Total net assets	\$ 1,446,893,093	1 YR	3 YR	5 YR	10 YR
Number of Unitholders	98,766	19.43 %	15.43 %	13.11 %	12.64 %
Asset value per unit:		ANNUALIZED RETURNS*			
High	\$ 16.02	2.2 %	1.4 %	1.6 %	3.0 %
Low	\$ 13.13	*** As measured by the Consumer Price Index, December 31, 1996.			
Close	\$ 15.50	Returns are average compound rates of return and do not include acquisition or redemption fees but are net of management fees and expenses and include reinvestment of all income. Past performance is not indicative of future results.			
Income distributed per unit	\$ 0.120				
Income distributed	\$ 10,933,257				
Capital gains distributed per unit	\$ 0.361				
Capital gains distributed	\$ 32,869,277				

INVESTMENT GROWTH

The following graphs show the growth of Investors North American Growth Fund over the past 10 years.



\$10,000 INVESTED AT START OF PERIOD*
Initial investment of \$10,000 now valued at \$32,873.



\$100 INVESTED EACH MONTH*
Initial investment of \$100 now valued at \$24,455.

TOP 10 ISSUES

- Abitibi-Price Inc.
- Bank of Montreal
- Bank of Nova Scotia
- Canadian Imperial Bank of Commerce
- Canadian Pacific Ltd.
- Chase Manhattan Corp.
- Citicorp
- Philip Morris Companies Inc.
- Royal Bank of Canada
- Suncor Inc.



Investors U.S. Growth Fund

Investors U.S. Growth Fund provides long-term capital growth, geographic diversification and potential currency gains. The Fund invests primarily in well-selected common shares of U.S. companies with above-average growth prospects.



Larry Sarbit

Vice-President, Portfolio Manager

FUND MANAGEMENT

Larry Sarbit has been the Manager of Investors U.S. Growth Fund since joining Investors Group in 1987. Larry completed his Bachelor of Arts (Honours) degree at the University of Winnipeg and his Master of Arts at York University in Toronto. Before joining Investors Group, Larry worked with a major Canadian investment dealer.

TOP 10 ISSUES

- Alleghany Corp.
- American Express Co.
- Berkshire Hathaway Inc.
- Dean Witter Discover Co.
- Federal Home Loan Mortgage
- Greenpoint Financial Corp.
- Philip Morris Companies Inc.
- Progressive Corp. of Ohio
- Student Loan Marketing Association
- UST Inc.

PERFORMANCE

U.S. equities made considerable gains over 1996, setting a string of record highs throughout the year. The Fund provided excellent performance as it continued to adhere to a strategy of investing in strong businesses that are likely to generate superior growth over long periods. During the year, the Fund concentrated greater percentages of its assets in fewer companies, with the goal of owning larger portions of promising businesses.

OUTLOOK

The Fund continues to search for undervalued quality companies with good growth prospects. Earnings from the Fund's holdings should continue at respectable levels in 1997 and will be less susceptible to an economic downturn than many other areas of the market.

FINANCIAL HIGHLIGHTS*

Total net assets	\$ 741,132,108
Number of Unitholders	114,226
Asset value per unit:	
High	\$ 31.08
Low	\$ 24.91
Close	\$ 30.73
Income distributed per unit	\$ 0.091
Income distributed	\$ 2,055,692

PERFORMANCE HIGHLIGHTS*

1 YR	3 YR	5 YR	10 YR
20.45 %	17.16 %	16.83 %	13.57 %

INFLATION**

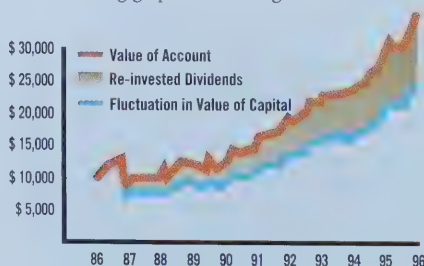
1 YR	3 YR	5 YR	10 YR
2.2 %	1.4 %	1.6 %	3.0 %

* Returns are average compound rates of return and do not include acquisition or redemption fees but are net of management fees and expenses and include reinvestment of all income. Past performance is not indicative of future results.

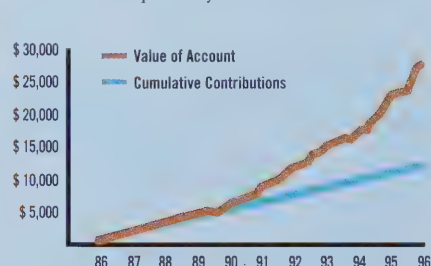
** As measured by the Consumer Price Index, December 31, 1996.

INVESTMENT GROWTH

The following graphs show the growth of U.S. Growth Fund over the past 10 years.



\$10,000 INVESTED AT START OF PERIOD*
Initial investment of \$10,000 now valued at \$35,700.



\$100 INVESTED EACH MONTH*
Initial investment of \$100 now valued at \$27,603.



Investors U.S. Opportunities Fund

Investors U.S. Opportunities Fund provides long-term capital growth, some geographic exposure and potential currency gains. The Fund invests in diversified U.S. equities of companies that have a market capitalization of \$5 billion (U.S.) or less at the time of purchase.

PERFORMANCE

Since its inception on July 15, 1996, the Fund has been in the process of establishing a long term portfolio. During the third quarter, the large cash position maintained by the Fund as it sought investment opportunities was a disadvantage in a rising stock market. However, the Fund outperformed the benchmark Standard & Poor's 500 index over the final quarter of the year – an encouraging result given the difficulties of buying securities in a rising market. The Fund's investment strategy emphasized financial services stocks, which accounted for more than 40% of the Fund's assets at year end.

OUTLOOK

The Fund will continue to invest cash inflows according to the "value" approach to investing-seeking above average returns by purchasing shares of companies that are undervalued. In most cases, individual securities will be held for at least a year.

FUND MANAGEMENT

Larry Sarbit has been the Manager of Investors U.S. Opportunities Fund since its inception. Larry completed his Bachelor of Arts (Honours) degree at the University of Winnipeg and his Master of Arts at York University in Toronto. Before joining Investors Group, Larry worked with a major Canadian investment dealer.

FINANCIAL INFORMATION*

Total net assets \$ 64,953,787
Number of Unitholders 13,207

Asset value per unit:

High \$ 11.30
Low \$ 9.79
Close..... \$ 11.29

Capital gains distributed per unit. \$ 0.042
Capital gains distributed \$ 239,180

PERFORMANCE HIGHLIGHTS*

From Fund Inception (Jul 15/96)
.....
13.35 %

INFLATION**

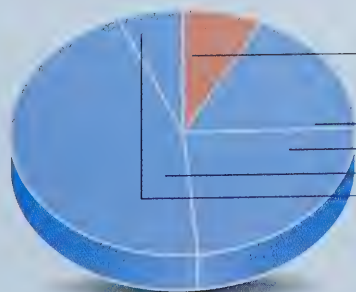
.....
2.2 %

* Returns are average compound rates of return and do not include acquisition or redemption fees but are net of management fees and expenses and include reinvestment of all income. Past performance is not indicative of future results.

** As measured by the Consumer Price Index, December 31, 1996.

WHAT THE FUND INVESTS IN

Cash 7.5 %
Stocks 92.5 %
 Consumer 17.2 %
 Cyclical 23.9 %
 Interest-sensitive 45.3 %
 Natural resources 6.1 %



TOP 10 ISSUES

- Bear Stearns Companies Inc.
- Conesco Inc.
- Dean Witter Discover & Co.
- Horace Mann Educators Corp.
- Life Re Corp.
- Merrill Lynch & Co. Inc.
- Mid Ocean Ltd.
- Morgan Keegan Inc.
- Presidential Life Corp.
- Travellers Group Inc.



Investors Special Fund

Investors Special Fund offers long-term capital growth, geographic exposure and a hedge against inflation. The Fund invests primarily in common shares, conventional rights and warrants, and bonds and preferred shares of Canadian, U.S. and Mexican small and medium-sized companies.



Bill Chornous

Vice-President, Portfolio Manager

FUND MANAGEMENT

Investors Special Fund is managed by Bill Chornous, who joined Investors Group in 1988. Bill assumed management of Investors Special Fund in 1994 and Investors North American Growth Fund in 1995. He has a diploma in Business Administration and is a Chartered Financial Analyst.

PERFORMANCE

Impressive gains for the Fund in 1996 were fueled by rising equity markets in Canada and the U.S. A continuing environment of moderate economic growth, low inflation and low interest rates pushed share prices to record levels, despite markets experiencing a mid-year share price slump. The Fund's U.S. investments outperformed the benchmark Standard & Poor's 500 index, and contributed to the fund's strong overall performance. At year end, 53.2% of the Fund's assets were invested in Canadian stocks, with 42.6% in non-Canadian equities.

OUTLOOK

The Fund's asset mix will continue to favour Canada. Almost half of the Fund's Canadian content is invested in natural resources stocks, which are expected to perform well in 1997 as global economies improve and commodities prices rise. Holdings of gold stocks are likely to be increased as bullion prices strengthen.

FINANCIAL HIGHLIGHTS*

Total net assets	\$ 438,819,000
Number of Unitholders	26,469
Asset value per unit:	
High	\$ 20.85
Low	\$ 16.91
Close	\$ 20.31
Income distributed per unit	\$ 0.142
Income distributed	\$ 3,034,247
Capital gains distributed per unit	\$ 0.472
Capital gains distributed	\$ 10,073,977

PERFORMANCE HIGHLIGHTS*

1 YR	3 YR	5 YR	10 YR
21.49 %	11.34 %	12.67 %	12.66 %

INFLATION**

2.2 %	1.4 %	1.6 %	3.0 %
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* Returns are average compound rates of return and do not include acquisition or redemption fees but are net of management fees and expenses and include reinvestment of all income. Past performance is not indicative of future results.

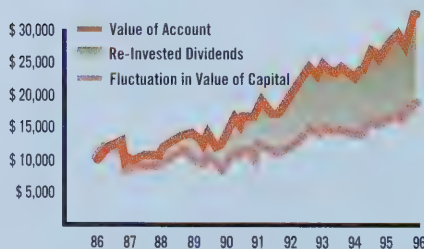
** As measured by the Consumer Price Index, December 31, 1996.

TOP 10 ISSUES

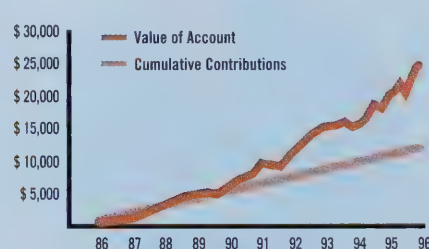
- ▶ Bank of Montreal
- ▶ Bank of Nova Scotia
- ▶ Canadian Imperial Bank of Commerce
- ▶ Canadian Pacific Ltd.
- ▶ Capital One Financial Corp.
- ▶ Philip Morris Companies Inc.
- ▶ Precision Drilling Corp.
- ▶ Royal Bank of Canada
- ▶ Suncor Inc.
- ▶ Titanium Metals Corp.

INVESTMENT GROWTH

The following graphs show the growth of Investors Special Fund over the past 10 years.



\$10,000 INVESTED AT START OF PERIOD*
Initial investment of \$10,000 now valued at \$32,927.



\$100 INVESTED EACH MONTH*
Initial investment of \$100 now valued at \$24,601.



Investors Global Fund

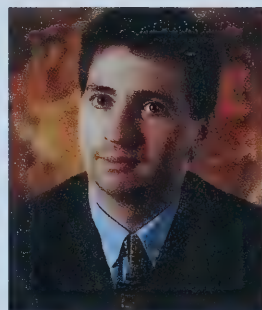
Investors Global Fund offers broad geographic diversification, the potential for long-term capital growth and the opportunity for foreign currency gains. The Fund invests primarily in equities of some of the world's largest and best-managed companies.

PERFORMANCE

Global equity markets generally performed well during 1996, as an environment of moderate worldwide economic growth and subdued inflation contributed to rising share prices. North American and European markets reached new highs, despite a sharp drop at mid-year. Asian markets provided mixed results, with strong advances in Hong Kong, Indonesia and Malaysia offset by declines in Thailand and South Korea. Japanese stocks also lost ground. The Fund reduced its Japanese holdings over the course of the year, reinvesting the proceeds in stronger North American and European markets.

OUTLOOK

After the large gains in most major equity markets during the past two years, global share prices are beginning to appear expensive. Continued inflows of capital could push markets higher over the short term, but increased volatility is likely during 1997.



Martin Fahey

Portfolio Manager

I.G. International Management Limited

FUND MANAGEMENT

Overall fund management and regional allocation of assets is the responsibility of I.G. International Management Limited of Dublin, Ireland. Portfolio segments are managed as follows: *European Assets* — managed by Derek Smith and Martin Fahey of I.G. International Management, Ltd. *U.S. Assets* — managed by Larry Sarbit, Vice President and Portfolio Manager, I.G. Investment Management Ltd. *Pacific Assets and Japanese Assets* — managed by Carlson Investment Management Far East Ltd. *Canadian Assets* — managed by I.G. International, Management Ltd.

FINANCIAL HIGHLIGHTS*

Total net assets	\$ 1,152,909,672
Number of Unitholders	43,451
Asset value per unit:	
High	\$ 10.13
Low	\$ 8.93
Close	\$ 9.88
Income distributed per unit	\$ 0.007
Income distributed	\$ 839,324
Capital gains distributed per unit	\$ 0.292
Capital gains distributed	\$ 33,163,064

PERFORMANCE HIGHLIGHTS*

1 YR	3 YR	5 YR	10 YR
13.54 %	11.07 %	11.28 %	8.39 %

INFLATION**

1 YR	3 YR	5 YR	10 YR
2.2 %	1.4 %	1.6 %	3.0 %

* Returns are average compound rates of return and do not include acquisition or redemption fees but are net of management fees and expenses and include reinvestment of all income. Past performance is not indicative of future results.

** As measured by the Consumer Price Index, December 31, 1996.

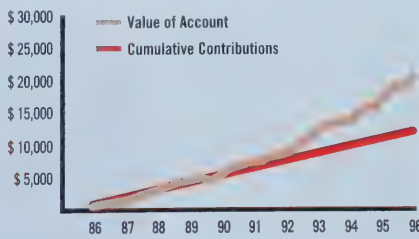
INVESTMENT GROWTH

The following graphs show the growth of Investors Global Fund over the past 10 years.



\$10,000 INVESTED AT START OF PERIOD*

Initial investment of \$10,000 now valued at \$22,387.



\$100 INVESTED EACH MONTH*

Initial investment of \$100 now valued at \$20,585.

TOP 10 ISSUES

- Dean Witter Discover & Co.
- Federal Home Loan Mtge. Corp.
- Federal National Mtge. Assoc.
- Greenpoint Financial Corp.
- News Corp.
- Philip Morris Companies Inc.
- Progressive Corp. of Ohio
- Student Loan Marketing Assoc.
- Toronto 35 Index Participation Units
- UST Inc.



Investors European Growth Fund

Investors European Growth Fund offers long-term capital growth, potential foreign currency gains and a hedge against inflation. The Fund invests primarily in European and U.K. stocks, as well as rights, warrants and other securities.



Derek Smith

General Manager

I.G. International Management Ltd.

FUND MANAGEMENT

Investors European Growth Fund is managed by Derek Smith of I.G. International Management Ltd., located in Dublin, Ireland. Derek has managed Investors European Growth Fund since its inception in September 1990. He joined Investors Group in 1959 after obtaining his Bachelor of Business Administration degree from the University of New Brunswick and his Masters of Business Administration degree from the University of California, Berkeley.

PERFORMANCE

European equity markets performed well in 1996. Increasing optimism over economic growth without significant inflation, interest rate reductions in many countries and the strong performance of U.S. equities contributed to share price gains.

The Fund was well positioned to take advantage of the European rally. Over the year the Fund increased holdings of stocks that benefit from ongoing economic recovery. The Fund adjusted its holdings to take advantage of some of the stronger markets, such as Spain, Sweden and Germany. A fully invested position toward year end also aided returns.

OUTLOOK

European share prices should continue to rise during 1997, although a pause can be expected after the recent ascent. Low interest rates, continuing economic recovery, improving corporate earnings and high savings levels should contribute to a positive investment environment.

FINANCIAL HIGHLIGHTS*

Total net assets	\$ 978,921,394
Number of Unitholders	84,918
Asset value per unit:	
High	\$ 9.26
Low	\$ 7.80
Close	\$ 9.26
Capital gains distributed per unit	\$ 0.078
Capital gains distributed	\$ 8,267,576

PERFORMANCE HIGHLIGHTS*

1 YR	3 YR	5 YR
19.56 %	13.17 %	12.51 %
INFLATION**		
2.2 %	1.4 %	1.6 %

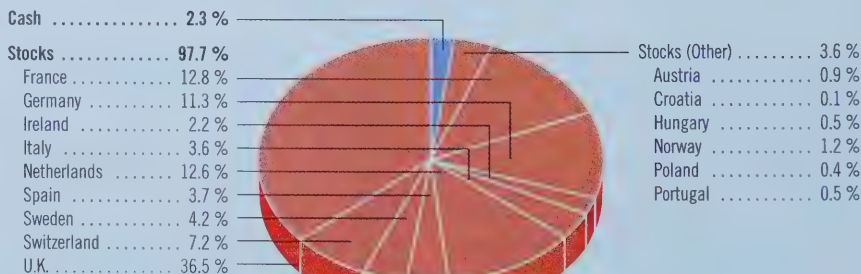
* Returns are average compound rates of return and do not include acquisition or redemption fees but are net of management fees and expenses and include reinvestment of all income. Past performance is not indicative of future results.

** As measured by the Consumer Price Index, December 31, 1996.

TOP 10 ISSUES

- ABN Amro Holdings
- Barclays Bank
- Bayer
- British Aerospace
- British Petroleum
- Mannesmann
- Novartis
- Royal Dutch Petroleum
- Smithkline Beecham
- Societe Nationale Elf Aquitaine

WHAT THE FUND INVESTS IN





Investors Pacific International Fund

Investors Pacific International Fund provides long-term capital growth, geographic diversification and the potential for foreign currency gains. The Fund invests in common shares of growth-oriented companies in Asia and the Pacific Rim (excluding Japan).

PERFORMANCE

The year produced mixed results for Asian-Pacific equity markets. The Fund's performance was helped by the record-setting pace of the Hong Kong market and solid gains for stocks in other markets such as Indonesia, Malaysia and New Zealand. However, losses in markets in Thailand and South Korea hurt returns from the region. The Fund adjusted its portfolio throughout the year to take advantage of the most promising markets, shifting emphasis toward China, India, Singapore and Malaysia at year-end.

OUTLOOK

The outlook for Asian-Pacific stocks remains bright. Strong performance is expected from Hong Kong equities as the Chinese economic and political climate improves. Singapore and Indian markets should also benefit from growing economies. Meanwhile, declines in South Korea and Thailand should slow.



Jeremy Higgs
Managing Director
Carlson Investment Management,
Far East Ltd.

FUND MANAGEMENT

Investors Pacific International Fund is managed by I.G. International Management Ltd. Since its inception, the Fund advisor has been Jeremy Higgs, who is based in Hong Kong and the Managing Director of Carlson Investment Management Far East Ltd., an affiliate of Carlson Investment Management Ltd. of Sweden.

FINANCIAL HIGHLIGHTS*		PERFORMANCE HIGHLIGHTS*		
		1 YR	3 YR	5 YR
Total net assets	\$ 1,249,457,893	8.75 %	0.92 %	18.01 %
Number of Unitholders	149,825			
Asset value per unit:				
High	\$ 13.33			
Low	\$ 11.84			
Close	\$ 13.02			
		INFLATION**		
		2.2 %	1.4 %	1.6 %

* Returns are average compound rates of return and do not include acquisition or redemption fees but are net of management fees and expenses and include reinvestment of all income. Past performance is not indicative of future results.

** As measured by the Consumer Price Index, December 31, 1996.

WHAT THE FUND INVESTS IN

Cash	2.7 %
Stocks	97.3 %
Australia	8.8 %
Hong Kong	26.7 %
Indonesia	8.7 %
Malaysia	13.7 %
New Zealand	3.8 %
Singapore	14.4 %
South Korea	5.1 %
Taiwan	3.2 %
Thailand	5.2 %



Stocks (Other)	7.7 %
China	1.7 %
India	2.8 %
Philippines	2.4 %
Sri Lanka	0.5 %
Vietnam	0.3 %

TOP 10 ISSUES

- Brierley Investment Ltd.
- Broken Hill Proprietary Co.
- Cheung Kong Holdings
- Cheung Kong Infrastructure
- HSBC Holdings
- Hutchison Whampoa Ltd.
- Korea Electric Power Corp.
- Malayan Banking
- Swire Pacific Ltd.
- United Engineers (Malaysia) Berhad



Investors Japanese Growth Fund

Investors Japanese Growth Fund offers long-term capital growth, geographic diversification and the potential for foreign currency gains and a hedge against inflation. The Fund invests in equities of major growth-oriented Japanese companies.



Colin Abraham
Director
Carlson Investment Management,
Far East Ltd.

FUND MANAGEMENT

Investors Japanese Growth Fund is managed by I.G. International Management Ltd. The Fund advisor is Colin Abraham of Carlson Investment Management Far East Ltd. Colin is based in Hong Kong and has advised Investors Japanese Growth Fund since 1994. Carlson Investment Management Far East Ltd. is an affiliate of Carlson Investment Management Ltd., a Swedish company providing professional investment management throughout the world.

TOP 10 ISSUES

- Acom Co. Ltd.
- Canon Inc.
- Fuji Photo Film
- Hitachi Ltd.
- Ito-Yokado Co. Ltd.
- Mitsubishi Heavy Industries
- Sekisui Chemical
- Suzuki Motor Corp.
- Toppan Printing Co. Ltd.
- Toyota Motor Corp.

PERFORMANCE

A difficult year for the Japanese stock market resulted in a 15.63% decline for the Fund in 1996. Stocks were hit hard by an increasingly pessimistic outlook for Japan's economic recovery as the year progressed. Although the market advanced over the first half of 1996, sharp declines in the second half put Japanese equities back into negative territory. The Fund's poor performance was exacerbated by the strengthening of the Canadian dollar against the Japanese yen, which reduced returns in Canadian dollar terms.

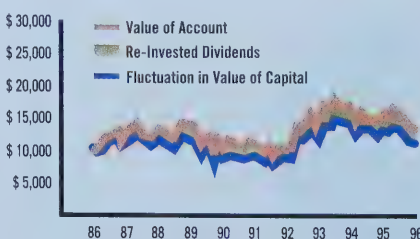
OUTLOOK

It is our view that the market's perception of the economy is overly pessimistic and that selected stocks offer good value. The Fund will maintain its investments in blue-chip issues and make selective investments in smaller and medium sized companies.

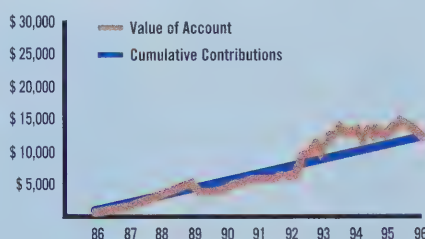
FINANCIAL HIGHLIGHTS*		PERFORMANCE HIGHLIGHTS*			
		1 YR	3 YR	5 YR	10 YR
Total net assets	\$ 634,897,143	(15.63) %	(1.55) %	3.97 %	2.90 %
Number of Unitholders	86,354				
Asset value per unit:					
High	\$ 18.75				
Low	\$ 15.11				
Close	\$ 15.24				
		INFLATION**			
		2.2 %	1.4 %	1.6 %	3.0 %
* Returns are average compound rates of return and do not include acquisition or redemption fees but are net of management fees and expenses and include reinvestment of all income. Past performance is not indicative of future results.					
** As measured by the Consumer Price Index, December 31, 1996.					

INVESTMENT GROWTH

The following graphs show the growth of Investors Japanese Growth Fund over the past 10 years.



\$10,000 INVESTED AT START OF PERIOD*
Initial investment of \$10,000 now valued at \$13,311.



\$100 INVESTED EACH MONTH*
Initial investment of \$100 now valued at \$12,605.



Investors Latin American Growth Fund

Investors Latin American Growth Fund provides long-term capital growth and geographic diversification. The Fund invests primarily in equity securities of companies located in Brazil, Mexico, Argentina, Peru, Columbia, Venezuela and Chile.

PERFORMANCE

Since its inception in July 1996, the Fund has concentrated on building a portfolio to take advantage of rising Latin American markets. Share prices in most Latin American markets advanced over the second half of the year, largely owing to economic growth, continued investor confidence in the region and the positive environment provided by stable U.S. interest rates.

Since making its initial investments in July and August, the Fund has increased holdings in Argentina, Brazil and Venezuela while reducing investments in Mexico.

OUTLOOK

Growing economies should benefit markets in Brazil and Argentina during 1997, while stability in government policy should support Venezuelan share prices. However, erosion of political power could have a negative impact on the Mexican equity market, and high real interest rates could limit gains in Chile.



Caroline Lane

Director

John Govett & Co. Limited

FUND MANAGEMENT

Investors Latin American Growth Fund is advised by Caroline Lane of John Govett & Co. Limited, one of the world's foremost investment managers and specialists in foreign markets worldwide. Caroline began her investment career with Lloyds Bank International working in Taiwan and Paris. In 1986, she moved to Crosby Securities (HK) Ltd., in Hong Kong and then joined John Govett in 1990, as their specialist in Latin America.

TOP 10 ISSUES

- Banco Frances Del Rio de La Plata
- Cemex
- Companhia Energetica de Minas Gerais
- Companhia de Telecomunicaciones de Chile
- Petroleo Brasileiro
- Telecomunicacoes Brasileiras
- Telecomunicacoes do Rio de Janeiro
- Telecomunicacoes de Sao Paulo
- Telefonica de Argentina
- Telefonos de Mexico

FINANCIAL HIGHLIGHTS*

Total net assets	\$ 27,320,537
Number of Unitholders	6,585

Asset value per unit:

High	\$ 10.59
Low	\$ 9.87
Close	\$ 10.59

PERFORMANCE HIGHLIGHTS*

From Fund Inception (Jul 15/96)

5.87 %

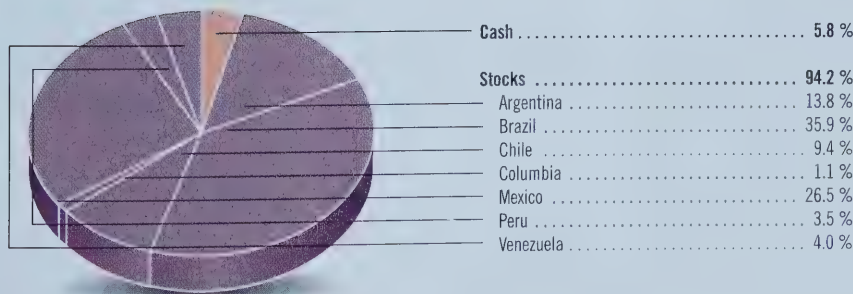
INFLATION**

2.2 %

* Returns are average compound rates of return and do not include acquisition or redemption fees but are net of management fees and expenses and include reinvestment of all income. Past performance is not indicative of future results.

** As measured by the Consumer Price Index, December 31, 1996.

WHAT THE FUND INVESTS IN



Investors Income Portfolio

Statement of Investments, as at December 31, 1996

	No. of Units	(in thousands)	
		Average Cost	Market Value
Investors Corporate Bond Fund	28,423,384	\$ 282,710	\$ 310,014
Investors Government Bond Fund	61,545,468	280,300	300,896
Investors Mortgage Fund	58,189,092	292,906	300,896
Total Investments		\$ 855,916	\$ 911,806
Net Assets:			
Total investments			\$ 911,806
Liabilities, net of cash and other assets			(64)
			\$ 911,742

Investors Growth Portfolio

Statement of Investments, as at December 31, 1996

	No. of Units	(in thousands)	
		Average Cost	Market Value
Investors Canadian Equity Fund	7,580,429	\$ 58,730	\$ 88,532
Investors Global Fund	17,950,687	136,098	177,263
Investors North American Growth Fund	2,854,397	35,525	44,235
Investors Special Fund	2,181,624	35,006	44,306
Investors U.S. Growth Fund	2,875,086	46,431	88,351
Total Investments		\$ 311,790	\$ 442,687
Net Assets:			
Total investments			442,687
Liabilities, net of cash and other assets			(58)
			\$ 442,629

Investors Income Plus Portfolio

Statement of Investments, as at December 31, 1996

	No. of Units	(in thousands)	
		Average Cost	Market Value
Investors Corporate Bond Fund	11,806,218	\$ 117,052	\$ 128,770
Investors Dividend Fund	24,963,248	252,030	321,926
Investors Government Bond Fund	65,847,013	299,508	321,926
Investors Mortgage Fund	37,353,631	188,173	193,156
Investors Mutual of Canada	16,913,803	171,763	193,156
Investors Real Property Fund	30,306,053	148,156	128,770
Total Investments		\$ 1,176,682	\$ 1,287,704
Net Assets:			
Total investments			\$ 1,287,704
Liabilities, net of cash and other assets			(117)
			\$ 1,287,587

Investors Growth Plus Portfolio

Statement of Investments, as at December 31, 1996

	No. of Units	(in thousands)	
		Average Cost	Market Value
Investors Canadian Equity Fund	3,628,780	\$ 26,481	\$ 42,381
Investors Corporate Bond Fund	2,590,417	25,901	28,258
Investors Global Fund	8,583,397	67,247	84,761
Investors Government Bond Fund	11,558,062	52,519	56,507
Investors Real Property Fund	6,649,490	31,947	28,254
Investors U.S. Growth Fund	1,379,125	20,315	42,381
Total Investments		\$ 224,410	\$ 282,542
Net Assets:			
Total investments			\$ 282,542
Liabilities, net of cash and other assets			(42)
			\$ 282,500

Investors Retirement Growth Portfolio

Statement of Investments, as at December 31, 1996

	No. of Units	(in thousands)	
		Average Cost	Market Value
Investors Canadian Equity Fund	49,629,815	\$ 442,417	\$ 579,627
Investors Global Fund	33,562,023	283,986	331,425
Investors Retirement Mutual Fund	57,311,549	694,553	959,510
Total Investments		\$ 1,420,956	\$ 1,870,562
Net Assets:			
Total investments			\$ 1,870,562
Liabilities, net of cash and other assets			(229)
			\$ 1,870,333

Investors World Growth Portfolio

Statement of Investments, as at December 31, 1996

	No. of Units	(in thousands)	
		Average Cost	Market Value
Investors European Growth Fund	31,284,962	\$ 207,780	\$ 289,824
Investors Japanese Growth Fund	12,535,101	214,552	190,747
Investors North American Growth Fund	12,243,484	147,571	189,737
Investors Pacific International Fund	11,036,639	122,714	143,642
Investors Special Fund	7,033,335	110,045	142,840
Total Investments		\$ 802,662	\$ 956,790
Net Assets:			
Total investments			\$ 956,790
Liabilities, net of cash and other assets			(155)
			\$ 956,635

Investors Retirement Plus Portfolio

Statement of Investments, as at December 31, 1996

	No. of Units	(in thousands)	
		Average Cost	Market Value
Investors Canadian Equity Fund	28,892,681	\$ 226,828	\$ 337,438
Investors Corporate Bond Fund	15,471,892	155,087	168,752
Investors Global Bond Fund	29,049,840	150,718	157,624
Investors Global Fund	16,758,689	122,848	165,491
Investors Government Bond Fund	34,516,656	159,251	168,752
Investors Mortgage Fund	32,634,233	164,605	168,752
Investors Real Property Fund	39,715,604	182,928	168,752
Investors Retirement Mutual Fund	20,155,156	212,684	337,438
Total Investments		\$ 1,374,949	\$ 1,672,999
Net Assets:			
Total investments			\$ 1,672,999
Liabilities, net of cash and other assets			(235)
			\$ 1,672,764

Investors Money Market Fund

Statement of Investments, as at December 31, 1996

	(in thousands)	
	Par Value	Market Value
Investment Rated Money Market Securities		
Bank of Montreal		
01-03-97 3.53%	\$ 7,000,000	\$ 6,944
01-22-97 3.30%	10,000,000	9,919
01-23-97 2.95%	13,000,000	12,945
02-03-97 3.04%	10,000,000	9,926
02-03-97 3.04%	10,000,000	9,926
Bank of Nova Scotia		
03-10-97 3.13%	25,000,000	24,813
03-11-97 3.16%	21,200,000	21,045
Canadian Imperial Bank of Commerce		
01-06-97 3.55%	8,000,000	7,930
01-07-97 3.56%	10,000,000	9,914
03-03-97 2.94%	10,000,000	9,929
Canada Housing & Mortgage Corp.		
01-06-97 3.50%	2,000,000	1,983
01-06-97 3.90%	20,000,000	19,795
02-06-97 2.91%	15,000,000	14,893
04-01-97 2.92%	15,000,000	14,892
Chevron Hibernia Ltd.		
03-10-97 3.00%	11,800,000	11,722
Citibank Canada & Citicorp Ltd.		
04-07-97 3.13%	13,000,000	12,881
Deutsche Bank of Canada		
03-20-97 3.11%	15,000,000	14,883
Export Development Corp.		
01-06-97 3.50%	12,000,000	11,900
02-07-97 2.93%	10,000,000	9,926
03-10-97 2.90%	15,000,000	14,892
Farm Credit Corp.		
01-09-97 3.82%	10,000,000	9,891
01-09-97 3.96%	4,000,000	3,954
Federal Business Development Bank		
02-07-97 2.93%	25,000,000	24,815
03-06-97 3.00%	13,800,000	13,710
03-20-97 2.92%	15,000,000	14,896
Ford Credit of Canada Ltd.		
01-07-97 3.61%	10,000,000	9,910
03-11-97 3.06%	5,000,000	4,962
03-18-97 3.19%	10,000,000	9,922
General Motors Acceptance Corp.		
03-11-97 3.07%	10,000,000	9,924
03-11-97 3.08%	5,000,000	4,962
Government of Canada		
01-02-97 3.10%	23,500,000	23,500
03-20-97 2.86%	15,000,000	14,895
Honda Canada Finance Inc.		
01-09-97 3.62%	10,000,000	9,909
02-03-97 3.10%	5,000,000	4,962
Nova Gas Transmission Ltd.		
01-31-97 3.08%	10,000,000	9,955
Province of British Columbia		
01-17-97 2.85%	8,000,000	7,973
01-30-97 3.53%	5,000,000	4,946
02-17-97 2.93%	30,000,000	29,785
03-14-97 3.10%	12,000,000	11,908
The Canadian Wheat Board		
01-23-97 3.24%	8,300,000	8,233
01-27-97 2.95%	5,000,000	4,967
01-30-97 3.52%	8,000,000	7,914
02-03-97 2.85%	10,000,000	9,951
02-03-97 2.90%	10,000,000	9,931
03-07-97 2.97%	15,000,000	14,889
03-14-97 2.96%	30,000,000	29,797

	(in thousands)	
	Par Value	Market Value
Investment Rated Money Market Securities (continued)		
The Royal Bank of Canada		
02-04-97 3.04%	\$ 20,000,000	\$ 19,851
02-04-97 3.04%	15,000,000	14,888
03-24-97 3.12%	12,400,000	12,300
The Toronto Dominion Bank		
01-06-97 3.53%	10,000,000	9,917
01-20-97 3.28%	10,000,000	9,921
03-21-97 3.10%	20,000,000	19,843
Total Money Market Securities		\$ 648,239
Net Assets:		
Total investments		\$ 648,239
Cash and other net assets		3,960
		\$ 652,199

Investors Mortgage Fund

Statement of Investments, as at December 31, 1996

	(in thousands)		
	Principal Value	Amortized Cost	Market Value
First Mortgages on Improved Real Estate (Schedules 1 to 6)	\$ 2,618,502	\$ 2,618,275	\$ 2,725,614
	(in thousands)		
	Par Value	Average Cost	Market Value
Bonds			
Federal Government			
Government of Canada			
09-01-98 (Coupons only)			
(Yield 12.75%)	\$ 63,750	\$ 57	\$ 60
Provincial			
Province of New Brunswick			
10.50% 11-23-98 Euro-Cdn	3,000,000	3,348	3,331
Province of Saskatchewan			
8.75% 06-01-01	3,225,000	3,383	3,632
		6,731	6,963
Guaranteed			
Ontario Hydro Global			
8.625% 02-06-02	6,600,000	6,834	7,428
9.00% 06-24-02	11,375,000	12,952	13,041
		19,786	20,469
Mortgage Backed†			
National Housing Authority			
Mortgage Backed Securities			
8.125% 01-01-97	4,380,247	4,319	4,376
7.875% 02-01-97	4,256,612	4,198	4,258
8.25% 03-01-97	4,251,310	4,195	4,272
8.375% 03-01-97	3,119,153	3,103	3,132
9.00% 03-01-97	3,620,223	3,553	3,635
8.375% 05-01-97	5,406,234	5,272	5,486
9.00% 06-01-97	5,757,637	5,669	5,819
9.125% 06-01-97	4,286,698	4,222	4,349
7.00% 07-01-97	1,986,701	1,965	2,017
8.25% 07-01-97	5,256,266	5,155	5,353
8.75% 07-01-97	4,135,372	4,071	4,206
8.50% 08-01-97	1,568,885	1,546	1,601
7.00% 09-01-97	4,461,586	4,405	4,542
7.00% 09-01-97	10,194,394	10,094	10,386
		61,767	63,432
Total Investments	\$ 2,706,616	\$ 2,816,538	
Net Assets:			
Total investments			\$ 2,816,538
Allowance for credit losses			(5,382)
(Schedule 7)			
Short term debt instruments			125,788
Cash and other net assets			3,183
			\$ 2,940,127

† Mortgage Backed securities are guaranteed by the Canada Mortgage Housing Corporation.

Schedule 1 – Distribution of Mortgages by Interest Rate December 31, 1996

Rate	Number of Loans	(in thousands)		
		Principal Value Outstanding	Amortized Cost	Market Value
4.001 to 4.250	1	\$ 100	\$ 100	\$ 100
4.251 to 4.500	30	2,359	2,351	2,359
4.501 to 4.750	54	4,544	4,534	4,549
4.751 to 5.000	131	12,534	12,527	12,559
5.001 to 5.250	164	12,580	12,579	12,616
5.251 to 5.500	190	14,487	14,486	14,534
5.501 to 5.750	330	26,637	26,633	26,742
5.751 to 6.000	466	37,402	37,391	37,598
6.001 to 6.250	550	41,370	41,355	41,667
6.251 to 6.500	656	47,044	47,034	47,531
6.501 to 6.750	3,361	294,249	294,220	301,526
6.751 to 7.000	1,052	86,250	86,210	88,356
7.001 to 7.250	1,438	137,527	137,486	141,861
7.251 to 7.500	2,180	224,476	224,461	232,122
7.501 to 7.750	2,151	195,120	195,084	203,539
7.751 to 8.000	3,583	317,733	317,702	334,327
8.001 to 8.250	2,781	272,669	272,663	284,906
8.251 to 8.500	1,711	220,258	220,309	231,466
8.501 to 8.750	1,362	121,352	121,354	127,050
8.751 to 9.000	1,475	146,654	146,623	154,194
9.001 to 9.250	714	86,294	86,294	90,920
9.251 to 9.500	1,602	128,170	128,170	134,868
9.501 to 9.750	834	71,783	71,787	74,266
9.751 to 10.000	486	67,954	67,966	73,361
10.001 to 10.250	213	21,528	21,528	23,237
10.251 to 10.500	81	8,671	8,671	9,255
10.501 to 10.750	71	6,422	6,422	6,872
10.751 to 11.000	28	2,263	2,263	2,356
11.001 to 11.250	13	2,472	2,472	2,698
11.251 to 11.500	28	4,012	4,012	4,361
11.501 to 11.750	10	1,062	1,062	1,194
11.751 to 12.000	5	1,444	1,444	1,450
12.001 to 12.250	2	615	615	667
12.251 to 12.500	2	246	246	285
12.501 to 12.750	1	50	50	51
14.001 to 14.250	1	171	171	171
	27,757	\$ 2,618,502	\$ 2,618,275	\$ 2,725,614

The rates used for determining market value of NHA and conventional loans as at December 31, 1996 were as follows:

Term	Residential Rate	Commercial Rate	Social Housing Rate*
6 month (open)	5.250 %	- %	- %
6 month (closed)	4.500	-	-
0 - 12 months (open)	5.500	-	-
0 - 12 months	4.700	From 4.625 To 5.000	3.620
13 - 24 months	5.200	From 5.130 To 5.625	3.990
25 - 36 months	5.700	From 5.640 To 6.250	4.550
37 - 48 months	6.100	From 6.050 To 6.625	5.060
49 - 60 months	6.450	From 6.460 To 7.000	5.360
61 - 84 months	6.950	-	5.530
85 - 120 months	7.650	From 7.350 To 8.250	6.290

* Package of loans purchased from CMHC which are fully guaranteed by the Government of Canada

Investors Mortgage Fund

Schedules, as at December 31, 1996

Schedule 2 – Distribution of Mortgages by Geographic Location
December 31, 1996

	Number of Loans	(in thousands)		% of Market Value
		Principal Value Outstanding	Market Value	
British Columbia	4,093	\$ 551,189	\$ 573,212	21.0 %
Alberta	2,891	241,168	249,918	9.2
Saskatchewan	675	42,597	43,970	1.6
Manitoba	2,310	193,846	203,096	7.5
Ontario	11,541	1,144,241	1,191,864	43.7
Quebec	3,789	294,357	305,597	11.2
New Brunswick	801	48,590	50,966	1.9
Nova Scotia	1,081	67,004	69,945	2.6
Newfoundland	494	30,601	31,911	1.2
Prince Edward Island	70	3,699	3,872	0.1
Yukon/ Territories	12	1,210	1,263	0.0
	27,757	\$ 2,618,502	\$ 2,725,614	100.0 %

Schedule 3 – Distribution of Mortgages by Type of Construction
December 31, 1996

	Number of Loans	(in thousands)			% of Market Value
		Principal Value Outstanding	Amortized Cost	Market Value	
Single Family Dwelling	22,200	\$ 1,793,239	\$ 1,792,994	\$ 1,866,717	68.5 %
Condominiums	3,833	261,509	261,479	271,166	9.9
Multi-unit Dwelling up to 8 units	1,340	194,816	194,830	201,925	7.4
Multi-unit Dwelling over 8 units	218	260,065	260,130	270,321	9.9
Industrial	14	6,960	6,960	7,284	0.3
Commercial	152	101,913	101,882	108,201	4.0
	27,757	\$ 2,618,502	\$ 2,618,275	\$ 2,725,614	100.0 %

Schedule 4 – Distribution of Mortgages by Year of Maturity
December 31, 1996

	Number of Loans	(in thousands)	
		Principal Value Outstanding	Market Value
1997	8,450	\$ 812,355	\$ 826,120
1998	5,709	551,496	575,215
1999	6,464	555,310	580,573
2000	3,885	356,434	380,182
2001	2,927	271,291	284,755
2002	111	32,896	37,389
2003	89	15,080	16,438
2004	64	19,482	20,459
2005	16	1,025	1,150
2006	42	3,133	3,333
	27,757	\$ 2,618,502	\$ 2,725,614

Schedule 5 – Distribution of Mortgages by Type of Insurance
December 31, 1996

	Number of Loans	(in thousands)		% of Market Value
		Principal Value Outstanding	Market Value	
Insured by National Housing Act (Canada)	10,830	\$ 1,237,410	\$ 1,289,647	47.3 %
Insured by a Private Insurer & Uninsured - Conventional	16,927	1,381,092	1,435,967	52.7
	27,757	\$ 2,618,502	\$ 2,725,614	100.0 %

Schedule 6 – Mortgages 90 Days or More in Arrears
December 31, 1996

Days in Arrears	Number of Loans	(in thousands)	
		Principal Value Outstanding	Market Value
90	34	\$ 2,751	\$ 2,751
120	27	4,870	4,870
150	17	1,636	1,636
180 or more	92	13,983	13,983
	170	\$ 23,240	\$ 23,240

Schedule 7 – Changes in allowances for credit losses
December 31, 1996

	(in thousands)	
	1996	1995
Balance, beginning of year	\$ 5,948	\$ 4,130
Dispositions	(4,184)	(2,322)
Net reserves set up during year	3,618	4,140
Balance as at December 31	\$ 5,382	\$ 5,948

Investors Real Property Fund

Statement of Investments, as at December 31, 1996

	(in thousands)		
	Cost	Market Value	
Real Estate Investments (See Schedule)	\$ 334,196	\$	297,596
Other Investments Other Real Property Investments (See Schedule)	11,990		11,988
	Par Value	Average Cost	Market Value
Bonds - Convertible BF Realty Holdings Ltd. 8.00% 06-30-98 Conv. Sub. Deb.	\$ 2,000,000	\$ 2,010	\$ 20

Common Stock

Real Estate & Construction
Cambridge Shopping Centres Ltd.
Total Investments

	No. of Shares	(in thousands)	
		Average Cost	Market Value
Real Estate & Construction Cambridge Shopping Centres Ltd.	162,100	\$ 4,920	\$ 2,002
Total Investments		\$ 353,116	\$ 311,606
Net Assets:			
Total investments			\$ 311,606
Short term debt instruments			120,489
Liabilities, net of cash and other assets			(39,575)
			\$ 392,520

Schedule of Real Estate Investments, as at December 31, 1996

Address	Type of Property and % of Ownership	Date of Acquisition	(in thousands)			Date of Appraisal & Appraiser	(in thousands)		% Leased in Sq. Ft. at Dec. 31/96	(in thousands)	
			Cost at Acquisition	Cost at Dec. 31/96	Value at Date of Appraisal*		Market Value as at Dec. 31/96	Net Rentable Area in Sq. Ft.		Financing at Dec. 31/96	Net Income (loss) for Period Ended Dec. 31/96
Maples Market Place 1271/1303 Jefferson Ave. Winnipeg, Manitoba	Multi-Tenant Retail (100%)	October 4/84	\$ 3,317	\$ 4,613	\$ 4,221	October 4, 1996 Hoffer Wilkinson & Associates Ltd.	\$ 4,221	56,329	78.5 %	\$ N/A	\$ 355
1111 Flint Rd. North York, Ontario	Multi-Tenant Industrial/Office (50%)	November 30/84	3,298	3,604	2,265	November 30, 1996 Mackenzie, Ray, Heron & Edwardh	2,305	176,971	100.0 %	N/A	251
750 Cambie St. Vancouver, British Columbia	Multi-Tenant Office (100%)	July 31/85	5,634	6,810	7,000	July 31, 1996 Burgess, Austin & Associates	7,041	70,758	77.1 %	N/A	221
99 Avenue Rd. Toronto, Ontario	Multi-Tenant Office (100%)	January 31/86 (65%) December 8/95 (35%)	5,788	6,784	2,950	January 31, 1996 Mackenzie, Ray, Heron & Edwardh	2,989	84,206	50.9 %	N/A	410
Impact Plaza 152 St. & 100 Avenue Surrey, British Columbia	Multi-Tenant Retail (100%)	March 4/86 (50%) Jan. 18/91 (50%)	16,029	16,298	20,400	March 4, 1996 Grover, Elliott & Co. Ltd.	20,457	133,933	98.3 %	10,383	707
61 Raddall Avenue Dartmouth, Nova Scotia	Multi-Tenant Industrial/Office (100%)	December 12/86	2,852	3,183	2,257	December 12, 1996 Coastal Real Estate Appraisals Ltd.	2,257	58,296	87.5 %	N/A	229
7973/7979/7981/7991 Enterprise St. Burnaby, British Columbia	Multi-Tenant Industrial/Office (100%)	December 19/86	4,226	4,880	5,650	December 19, 1996 Grover, Elliott & Co. Ltd.	5,650	107,177	72.5 %	N/A	443
Apache Business Park 1100/1120/1140/1146 Waverley St. Winnipeg, Manitoba	Multi-Tenant Industrial/Office (100%)	March 2/87 (75%) July 26/96 (25%)	6,153	6,782	7,000	March 2, 1996 Hoffer Wilkinson & Associates Ltd.	7,015	138,595	100.0 %	N/A	630
Imperial Square Business Park 3000/3100/3200 Beta Avenue Burnaby, British Columbia	Multi-Tenant Industrial/Office (100%)	May 15/87	11,139	12,329	15,300	May 15, 1996 Grover, Elliott & Co. Ltd.	15,399	215,254	96.6 %	N/A	694
Tuxedo Park Shopping Centre 2025/2071 Corydon Avenue Winnipeg, Manitoba	Multi-Tenant Retail (100%)	June 30/87	14,740	16,150	15,000	June 30, 1996 Hoffer Wilkinson & Associates Ltd.	15,187	131,167	98.3 %	N/A	1,423

* Appraisals on properties are obtained no later than the anniversary date or more frequently at the direction of the Fund Manager or Trustee.

Investors Real Property Fund

Schedule of Real Estate Investments, as at December 31, 1996

Address	Type of Property and % of Ownership	Date of Acquisition	(in thousands)			Date of Appraisal & Appraiser	(in thousands)			(in thousands)	
			Cost at Acquisition	Cost at Dec. 31/96	Value at Date of Appraisal*		Market Value as at Dec. 31/96	Net Rentable Area in Sq. Ft.	% Leased in Sq. Ft. at Dec. 31/96	Financing at Dec. 31/96	Net Income (loss) for Period Ended Dec. 31/96
3501 St. Charles Blvd. Kirkland, Quebec	Multi-Tenant Office (100%)	November 6/87	\$ 5,046	\$ 5,166	\$ 2,700	November 6, 1996 Leonard, Chevalier, Bernard & Associates	\$ 2,700	42,898	100.0 %	\$ N/A	\$ 476
Carling Corner Shopping Centre Albert & 4th Avenue Regina, Saskatchewan	Multi-Tenant Retail (100%)	November 30/87	3,863	3,829	3,225	November 30, 1996 Keith Fraser & Company	3,225	36,111	79.1 %	N/A	359
2 County Court Blvd. Brampton, Ontario	Multi-Tenant Office/Retail (100%)	December 16/87	13,558	15,076	7,700	December 16, 1996 Mackenzie, Ray, Heron & Edwardh	7,700	87,487	90.7 %	N/A	853
Reed Stenhouse Building 2201-11th Avenue Regina, Saskatchewan (note 8(b))	Multi-Tenant Office (100%)	May 2/88 (50%) June 1/88 (50%)	7,825	7,981	2,250	May 2, 1995 Crown Appraisals	2,252	56,816	73.5 %	4,521	-
McIntyre Warehouse 8828-8856-48th Avenue Edmonton, Alberta	Multi-Tenant Industrial/Office (100%)	May 31/88	2,265	2,588	2,600	May 31, 1996 Keith Fraser & Company Ltd.	2,683	83,318	100.0 %	N/A	291
Norwester Building 16304-117th Avenue Edmonton, Alberta	Multi-Tenant Industrial/Office (100%)	November 15/88	3,262	3,712	2,975	November 15, 1996 Keith Fraser & Company Ltd.	2,975	111,727	57.0 %	N/A	152
Airport Business Centre 2103 & 2121 Airport Drive Saskatoon, Saskatchewan	Multi-Tenant Office (100%)	March 17/89	3,094	3,676	1,650	March 17, 1996 Brunsdon, Martin & Associates Ltd.	1,876	49,801	80.6 %	N/A	201
679-701 Meloche Avenue & 11450 Cote de Liesse Road 741-749 & 703-729 Meloche Dorval, Quebec	Multi-Tenant Industrial/Office (75%)	April 17/89	4,566	4,976	2,644	April 17, 1996 Leonard, Chevalier, Bernard & Associates	2,801	102,188	100.0 %	810	145
1520-1660 55th Avenue & 1730-1850 55th Avenue & 5435 Francoise Cusson Street Lachine, Quebec	Multi-Tenant Industrial/Office (50%)	April 20/89	4,504	4,876	2,825	April 20, 1996 Leonard, Chevalier, Bernard & Associates	2,876	158,055	97.7 %	N/A	298
Emhart Canada Building 1500 de Boucherville Street Montreal, Quebec	Single Tenant Industrial/Office (75%)	April 21/89	7,077	7,077	4,200	April 21, 1996 Leonard, Chevalier, Bernard & Associates	4,200	176,401	100.0 %	N/A	749
Barlow Centre 8080 36 Street S.E. 8081 40 Street S.E. 3838-4040 80 Avenue S.E. 3915 & 4055 78 Street S.E. Calgary, Alberta	Multi-Tenant Industrial/Office (100%)	May 1/89	9,171	11,687	14,000	May 1, 1996 Bryce Kipp Nelson Limited	14,488	362,163	100.0 %	N/A	1,437
106 Colonnade Road Nepean, Ontario	Multi-Tenant Office (100%)	December 14/89	6,139	6,345	1,800	December 14, 1996 Higgs Cameron Cyr & Wilson Ltd.	1,800	38,360	100.0 %	N/A	208
Airport Place 2345 Avenue C North Saskatoon, Saskatchewan	Multi-Tenant Office (100%)	December 21/89	2,914	2,923	1,320	December 21, 1996 Brunsdon, Martin & Associates Ltd.	1,320	46,222	88.4 %	N/A	59
Fiberglas Canada Building 2499 Watt Street Ste. Foy, Quebec	Single Tenant Industrial/Office (100%)	June 29/90	2,330	2,335	2,100	June 29, 1996 Leonard, Chevalier, Bernard & Associates Ltd.	2,100	50,000	100.0 %	N/A	288

Investors Real Property Fund

Schedule of Real Estate Investments, as at December 31, 1996

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			Cost at Acquisition	Cost at Dec. 31/96	Value at Date of Appraisal*		Market Value as at Dec. 31/96	Net Rentable Area in Sq. Ft.	% Leased in Sq. Ft. at Dec. 31/96	Financing at Dec. 31/96	Net Income (loss) for Period Ended Dec. 31/96	
1875 55th Avenue & 22 - 60 Lindsay Dorval, Quebec	Multi-Tenant Industrial/Office (50%)	June 29/90	\$ 2,513	\$ 2,611	\$ 1,225	June 29, 1996 Leonard, Chevalier, Bernard & Associates Ltd.	\$ 1,237	81,878	84.1 %	\$ N/A	\$	160
Karhu Building 1200 55th Avenue Lachine, Quebec	Single Tenant Industrial/Office (50%)	June 29/90	1,882	1,882	1,675	June 29, 1996 Leonard, Chevalier, Bernard & Associates Ltd.	1,675	68,461	100.0 %	N/A		207
2616 18th Street N.E. Calgary, Alberta	Single Tenant Industrial/Office (100%)	July 31/90	2,013	2,013	2,560	July 31, 1996 Bryce Kipp Nelson Limited	2,560	47,210	100.0 %	N/A		281
Fiberglas Canada Building 310 Humberline Drive Etobicoke, Ontario	Single Tenant Industrial/Office (100%)	September 6/90	6,168	6,168	5,100	September 6, 1996 Mackenzie, Ray, Heron & Edwardh	5,100	116,910	100.0 %	N/A		743
Cognos Building 3755 Riverside Drive Ottawa, Ontario	Single Tenant Office (50%)	December 31/90	6,152	6,182	6,250	December 31, 1996 Juteau Johnson Comba Inc.	6,250	82,065	100.0 %	N/A		735
117th Avenue Business Centre Edmonton, Alberta	Multi-Tenant Industrial/Office (100%)	June 17/91	1,214	1,390	1,350	June 17, 1996 Keith Fraser & Company	1,390	58,162	82.7 %	N/A		72
815 West Hastings Vancouver, British Columbia	Multi-Tenant Office (100%)	September 16/91	17,080	17,965	11,500	September 16, 1996 Burgess, Austin & Associates	11,521	107,298	85.1 %	N/A		789
1595 - 16th Avenue Richmond Hill, Ontario	Multi-Tenant Office (50%)	October 8/91	9,576	9,858	7,450	October 11, 1996 Mackenzie, Ray, Heron & Edwardh	7,450	118,626	100.0 %	N/A		629
2 Hanover Road Brampton, Ontario	Multi-Unit Residential (50%)	August 11/94	8,387	8,449	10,013	August 11, 1996 Fish, Marks & Associates Inc.	10,024	313,000	97.9 %	1,644		876
4 Hanover Road Brampton, Ontario	Multi-Unit Residential (50%)	August 11/94	10,246	10,354	12,238	August 11, 1996 Fish, Marks & Associates Inc.	12,267	365,000	98.5 %	1,895		1,043
6205A Airport Road Mississauga, Ontario	Multi-Tenant Office (50%)	October 1/94	1,236	1,236	1,475	June 30, 1996 Mackenzie, Ray, Heron & Edwardh	1,475	36,613	65.2 %	N/A		192
6205B Airport Road Mississauga, Ontario	Multi-Tenant Office (50%)	October 1/94	1,593	1,602	1,525	June 30, 1996 Mackenzie, Ray, Heron & Edwardh	1,525	59,875	100.0 %	N/A		215
6299 Airport Road Mississauga, Ontario	Multi-Tenant Office (50%)	October 1/94	2,822	2,868	2,700	October 31, 1996 Leonard, McCoubrey & Associates Ltd.	2,700	86,555	67.3 %	1,185		291
6303 Airport Road Mississauga, Ontario	Multi-Tenant Office (50%)	October 1/94	2,947	2,991	1,325	October 31, 1996 Leonard, McCoubrey & Associates Ltd.	1,325	76,598	10.4 %	1,559		86
6715 Airport Road Mississauga, Ontario	Multi-Tenant Office (50%)	October 1/94	3,854	3,866	4,000	January 31, 1996 Lincoln North & Company Ltd.	4,004	109,547	97.4 %	238		439
6725 Airport Road Mississauga, Ontario	Multi-Tenant Office (50%)	October 1/94	5,051	5,063	5,050	January 31, 1996 Lincoln North & Company Ltd.	5,047	122,011	61.5 %	238		403

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Investors Real Property Fund

Schedule of Real Estate Investments, as at December 31, 1996

Address	Type of Property and % of Ownership	Date of Acquisition	(in thousands)			Date of Appraisal & Appraiser	(in thousands)			(in thousands)	
			Cost at Acquisition	Cost at Dec. 31/96	Value at Date of Appraisal*		Market Value as at Dec. 31/96	Net Rentable Area in Sq. Ft.	% Leased in Sq. Ft. at Dec. 31/96	Financing at Dec. 31/96	Net Income (loss) for Period Ended Dec. 31/96
Britannia Place Mississauga, Ontario	Multi-Tenant Office (50%)	October 1/94	\$ 7,226	\$ 7,414	\$ 7,625	June 30, 1996 Lincoln North & Company Ltd.	\$ 7,683	139,090	94.8 %	\$ 5,031	\$ 170
Heartland Corporate Centre Mississauga, Ontario	Multi-Tenant Office (50%)	October 1/94	14,058	14,209	13,600	January 31, 1996 Leonard, McCoubrey & Associates Ltd.	13,671	242,947	97.5 %	4,993	1,397
90 Matheson Boulevard Mississauga, Ontario	Multi-Tenant Office (50%)	October 1/94	3,881	3,920	4,500	February 29, 1996 Lincoln North & Company Ltd.	4,470	91,082	100.0 %	N/A	657
110 Matheson Boulevard Mississauga, Ontario	Multi-Tenant Office (50%)	October 1/94	5,767	5,767	6,250	February 29, 1996 Lincoln North & Company Ltd.	6,250	92,465	100.0 %	N/A	782
115 Matheson Boulevard Mississauga, Ontario	Multi-Tenant Office (50%)	October 1/94	1,398	1,476	1,600	February 29, 1996 Mackenzie, Ray, Heron & Edwardh	1,581	36,623	90.9 %	N/A	135
135 Matheson Boulevard Mississauga, Ontario	Multi-Tenant Office (50%)	October 1/94	1,657	1,657	1,675	February 28, 1996 Mackenzie, Ray, Heron & Edwardh	1,675	36,623	89.2 %	N/A	211
155 Matheson Boulevard Mississauga, Ontario	Multi-Tenant Office (50%)	October 1/94	1,268	1,275	1,300	February 28, 1996 Mackenzie, Ray, Heron & Edwardh	1,308	36,501	75.6 %	N/A	104
3030 Orlando Drive Mississauga, Ontario	Single Tenant Industrial/Office (50%)	October 1/94	313	313	463	May 31, 1996 Fish, Marks & Associates Inc.	463	14,925	100.0 %	N/A	53
6509 Airport Road Mississauga, Ontario	Single Tenant Office (50%)	October 1/94	1,607	1,607	1,550	June 30, 1996 Fish, Marks & Associates Inc.	1,550	60,000	100.0 %	1,195	(23)
6655 Airport Road Mississauga, Ontario	Multi-Tenant Industrial/Office (50%)	October 1/94	1,473	1,473	1,150	June 30, 1996 Fish, Marks & Associates Inc.	1,150	66,425	100.0 %	320	77
6695 Airport Road Mississauga, Ontario	Multi-Tenant Office (50%)	October 1/94	649	1,058	1,325	June 30, 1996 Fish, Marks & Associates Inc.	1,325	28,944	100.0 %	358	89
6585 Airport Road & 3035 Orlando Drive Mississauga, Ontario	Multi-Tenant Commercial (50%)	October 1/94	1,257	1,257	1,550	May 31, 1996 Fish, Marks & Associates Inc.	1,550	21,868	100.0 %	467	74
5201 Explorer Drive Mississauga, Ontario	Single Tenant Industrial/Office (50%)	October 1/94	2,201	2,201	2,300	April 30, 1996 Fish, Marks & Associates Inc.	2,300	60,155	100.0 %	1,063	86
71 Maybrook Drive Scarborough, Ontario	Single Tenant Industrial/Office (50%)	October 1/94	2,456	2,457	2,325	February 28, 1996 Leonard, McCoubrey & Associates Ltd.	2,325	127,607	100.0 %	N/A	280
81 Maybrook Drive Scarborough, Ontario	Multi-Tenant Industrial/Office (50%)	October 1/94	1,370	1,370	1,135	February 28, 1996 Leonard, McCoubrey & Associates Ltd.	1,135	72,784	100.0 %	959	41
875 Middlefield Road Scarborough, Ontario	Single Tenant Industrial/Office (50%)	October 1/94	3,023	3,023	2,955	February 28, 1996 Leonard, McCoubrey & Associates Ltd.	2,955	126,590	100.0 %	1,665	106
335 Passmore Avenue Scarborough, Ontario	Single Tenant Industrial/Office (50%)	October 1/94	1,275	1,325	1,250	August 30, 1996 Lincoln North & Company Ltd.	1,250	63,263	100.0 %	871	87

Investors Real Property Fund

Schedule of Real Estate Investments, as at December 31, 1996

Address	Type of Property and % of Ownership	Date of Acquisition	(in thousands)			Date of Appraisal & Appraiser	(in thousands)			(in thousands)	
			Cost at Acquisition	Cost at Dec. 31/96	Value at Date of Appraisal*		Market Value as at Dec. 31/96	Net Rentable Area in Sq. Ft.	% Leased in Sq. Ft. at Dec. 31/96	Financing at Dec. 31/96	Net Income(loss) for Period Ended Dec. 31/96
345 Passmore Avenue Scarborough, Ontario	Single Tenant Industrial/Office (50%)	October 1/94	\$ 1,837	\$ 1,837	\$ 1,700	August 30, 1996 Lincoln North & Company Ltd.	\$ 1,700	93,441	100.0 %	\$ 635	\$ 137
230 Barmac Drive North York, Ontario	Single Tenant Industrial/Office (50%)	October 1/94	1,762	1,762	1,740	September 30, 1996 Leonard, McCoubrey & Associates Ltd.	1,740	118,185	100.0 %	563	111
590 Barmac Drive North York, Ontario	Single Tenant Industrial/Office (50%)	October 1/94	1,031	1,031	1,075	September 30, 1996 Leonard, McCoubrey & Associates Ltd.	1,075	74,681	100.0 %	605	30
650 Barmac Drive North York, Ontario	Single Tenant Industrial/Office (50%)	October 1/94	754	754	775	September 30, 1996 Leonard, McCoubrey & Associates Ltd.	775	39,715	100.0 %	531	56
250 Fenmar Drive North York, Ontario	Single Tenant Industrial/Office (50%)	October 1/94	2,191	2,191	2,000	September 30, 1996 Leonard, McCoubrey & Associates Ltd.	2,000	138,049	100.0 %	963	107
400 Fenmar Drive North York, Ontario	Single Tenant Industrial/Office (50%)	October 1/94	1,283	1,283	1,262	April 30, 1996 Lincoln North & Company Ltd.	1,263	83,856	100.0 %	900	20
500 Fenmar Drive North York, Ontario	Single Tenant Industrial/Office (50%)	October 1/94	1,111	1,112	1,100	April 30, 1996 Lincoln North & Company Ltd.	1,100	110,812	100.0 %	N/A	85
700 - 710 Ormont Drive North York, Ontario	Multi-Tenant Industrial/Office (50%)	October 1/94	1,712	1,712	1,405	October 31, 1996 Fish, Marks & Associates Inc.	1,405	115,205	100.0 %	N/A	132
1235 Ormont Drive North York, Ontario	Single Tenant Industrial/Office (50%)	October 1/94	1,181	1,181	1,293	October 31, 1996 Fish, Marks & Associates Inc.	1,293	67,768	100.0 %	820	53
1295 Ormont Drive North York, Ontario	Multi-Tenant Industrial/Office (50%)	October 1/94	1,618	1,618	1,688	October 31, 1996 Fish, Marks & Associates Inc.	1,688	116,185	100.0 %	1,143	91
1700 - 1880 Ormont Drive North York, Ontario	Single Tenant Industrial/Office (50%)	October 1/94	852	852	813	November 30, 1996 Fish, Marks & Associates Inc.	812	74,748	100.0 %	616	(41)
55 East Beaver Creek Road Richmond Hill, Ontario	Multi-Tenant Industrial/Office (50%)	October 1/94	3,054	3,054	2,875	August 31, 1996 Fish, Marks & Associates Inc.	2,875	141,794	100.0 %	1,914	85
60 Leek Crescent Richmond Hill, Ontario	Multi-Tenant Industrial/Office (50%)	October 1/94	2,646	2,778	3,100	August 31, 1996 Fish, Marks & Associates Inc.	3,224	134,814	100.0 %	1,895	71
1461 Castlefield Avenue Toronto, Ontario	Single Tenant Industrial/Office (50%)	October 1/94	647	648	535	November 30, 1996 Fish, Marks & Associates Inc.	535	30,688	100.0 %	N/A	57
Lake Bonavista Promenade 755 Lake Bonavista Drive SE Calgary, Alberta	Multi-Tenant Retail (100%)	August 21/96	12,313	12,403			12,403	111,536	98.2 %	N/A	465
			\$ 334,196				\$ 297,596			\$ 49,980	
										\$ 23,825	

* Appraisals on properties are obtained no later than the anniversary date or more frequently at the direction of the Fund Manager or Trustee.

Investors Real Property Fund

Schedule of Other Real Property Investments, as at December 31, 1996

Project Description	Type of Property and % of Ownership	Date of Acquisition	(in thousands)			Effective Date of Appraisal	Appraiser	(in thousands)
			Cost at Acquisition	Cost at Dec. 31/96	Value at Date of Appraisal *			Market Value as at Dec. 31/96
Canada Way Business Park 3001 & 3101 Wayburne Drive Burnaby, British Columbia								
Pre-development costs			\$ -	\$ 916	\$ -			\$ -
Pre-development land (note 8(c))	Land lease 75%	October 9, 1990	2,219	2,219	3,367	October 9, 1996	Burgess, Austin & Associates	3,367
Total pre-development				3,135	3,367			3,367
Land and building under development			1,004	5,874	5,816			5,874
Development land			1,077	1,077	1,497	October 9, 1996	Burgess, Austin & Associates	1,497
Total under development				6,951	7,313			7,371
Total development				10,086	10,680			10,738
Cognos Land 3755 Riverside Drive Ottawa, Ontario	Land 50%	December 31, 1990	875	875	475	December 31, 1996	Juteau Johnson Comba Inc.	475
1555 16th Avenue Richmond Hill, Ontario	Land 50%	October 8, 1991	1,000	1,029	775	October 11, 1996	Mackenzie, Ray, Heron & Edwardh	775
				\$ 11,990				\$ 11,988

Schedule of net property income, for the years ended December 31
(in thousands of dollars)

	1996	1995
Gross property rental income	\$ 46,885	\$ 45,879
Property expense		
General operating expenses	16,774	16,141
Property management fees	1,339	1,445
Mortgage interest	4,947	6,351
Total property expenses	23,060	23,937
Net property rental income	23,825	21,942
Property development expense (see note 8(c))	(380)	(633)
Net property income	\$ 23,445	\$ 21,309

* Appraisals on properties are obtained no later than the anniversary date or more frequently at the direction of the Fund Manager or Trustee.

Investors Government Bond Fund

Statement of Investments, as at December 31, 1996

	(in thousands)		
	Par Value	Average Cost	Market Value
Bonds			
Federal Government			
Government of Canada			
7.50% 03-01-01	\$ 39,237,000	\$ 42,456	\$ 42,341
9.00% 12-01-04	188,525,000	206,998	220,970
8.75% 12-01-05	2,000,000	2,292	2,324
8.00% 06-01-23	260,808,000	289,599	289,888
9.00% 06-01-25	85,561,000	94,619	105,163
		635,964	660,686
Provincial			
Newfoundland and Labrador Hydro			
10.50% 06-15-14	13,580,000	15,331	17,630
10.25% 07-14-17	31,250,000	33,475	40,322
Ontario Hydro 7.75% 11-03-05	26,145,000	26,365	28,244
Province of Newfoundland			
12.875% 04-06-03 Call 01	10,050,000	12,098	12,705
8.75% 05-12-03			
Ext 05-12-13 Euro-Cdn	17,293,000	17,983	19,449
9.55% 02-05-96			
Ext. 08-05-04	27,509,000	30,108	32,411
11.00% 03-04-06 Call 03	5,000,000	5,491	6,132
9.375% 02-25-10	5,600,000	5,633	6,605
Province of Ontario			
9.50% 07-13-22	38,950,000	40,967	48,524
Province of Prince Edward Island			
9.375% 06-15-04	6,100,000	5,919	7,080
10.625% 04-03-06 Call 03	10,000,000	11,253	12,081
11.50% 08-16-10	5,857,000	6,940	8,042
11.00% 09-19-11	2,728,000	3,392	3,650
8.50% 10-27-15	4,573,000	4,711	5,112
		219,666	247,987
Municipal			
City of Edmonton			
10.25% 03-01-08			
(ret. 10.25% 03-01-98)	4,000,000	3,872	5,041
11.50% 12-13-10	7,400,000	9,046	10,190
9.625% 02-13-12	10,000,000	9,960	12,161
9.00% 03-25-13	10,000,000	11,400	11,604
City of Winnipeg			
8.875% 02-19-02	12,000,000	11,778	13,532
10.25% 02-23-03			
(ret. 02-23-98)	5,650,000	5,615	6,809
10.00% 12-14-09	3,500,000	3,764	4,344
8.00% 01-20-14	10,000,000	10,000	10,643
9.125% 05-12-15	10,000,000	9,980	11,792
The Municipality of Metropolitan Toronto			
10.375% 09-04-01	6,085,000	6,615	7,216
Regional Municipality of Durham			
12.00% 12-07-00	5,000,000	4,986	6,145
Regional Municipality of Hamilton-Wentworth			
10.00% 03-01-98	5,000,000	5,045	5,334
The Regional Municipality of Ottawa-Carleton			
9.625% 05-15-06 Euro-Cdn	2,500,000	2,299	3,025
10.625% 05-31-09	2,000,000	2,027	2,518
9.875% 04-15-12	5,000,000	4,989	6,150
Regional Municipality of York			
11.75% 04-17-00	10,000,000	9,942	11,895
		111,318	128,399

	(in thousands)		
	Par Value	Average Cost	Market Value
Bonds (continued)			
Corporate - Non Convertible			
Bank of Montreal			
10.25% 05-01-02			
Private Placement	\$ 10,000,000	\$ 10,960	\$ 11,953
The Bank of Nova Scotia			
10.35% 07-19-01 Debs.	10,350,000	9,429	12,205
8.30% 09-27-13	2,000,000	1,990	2,175
BC Gas Utility Ltd			
9.80% 02-09-05			
Medium Term Note	10,000,000	9,919	11,885
BC Tel 11.90% 11-22-15 Debs., Series 2	5,700,000	5,691	8,273
Canadian Imperial Bank of Commerce 9.65% 10-31-14	10,006,000	10,001	12,226
Canadian Utilities Ltd.			
9.85% 10-01-06 Call 01	9,480,000	9,270	11,015
New Brunswick Telephone Co. Ltd.			
10.00% 09-16-06			
Series T Call 96	3,000,000	2,988	3,527
11.125% 07-19-13 Call 06	4,000,000	4,000	5,154
Newfoundland Telephone Co.			
8.40% 05-10-00	7,500,000	7,473	8,202
9.75% 05-06-06	4,000,000	3,668	4,566
Nova Scotia Power Corp.			
9.75% 08-02-19	4,500,000	4,442	5,548
The Royal Bank of Canada			
11.00% 01-11-02	10,460,000	11,040	12,798
11.00% 07-01-00			
Private Series AJR	10,000,000	11,070	11,779
Union Gas Ltd.			
10.625% 07-11-11			
Call 07-12-07	10,000,000	11,481	12,530
Westcoast Energy Inc.			
12.55% 11-15-10	10,000,000	13,203	14,525
8.50% 11-23-15 Deb.	12,500,000	12,775	13,674
		139,400	162,035
Total Investments	\$ 1,106,348		\$ 1,199,107
Net Assets:			
Total investments			\$ 1,199,107
Short term debt instruments			368,600
Cash and other net assets			27,654
			\$ 1,595,361

Investors Corporate Bond Fund

Statement of Investments, as at December 31, 1996

	(in thousands)		
	Par Value	Average Cost	Market Value
Bonds			
Federal Government			
Government of Canada			
10.50% 03-01-01	\$ 25,500,000	\$ 29,364	\$ 30,324
7.25% 06-01-03	11,300,000	12,018	12,066
6.50% 06-01-04	16,500,000	15,473	16,822
8.75% 12-01-05	21,700,000	23,636	25,222
10.00% 06-01-08	20,000,000	22,899	25,468
8.00% 06-01-23	6,000,000	5,788	6,669
		109,178	116,571
Provincial			
Newfoundland and Labrador Hydro			
10.75% 09-17-01	9,830,000	10,426	11,790
10.25% 07-14-17	10,000,000	11,061	12,903
Province of Prince Edward Island			
9.75% 04-30-02	5,000,000	5,095	5,873
		26,582	30,566
Corporate - Non Convertible			
*Avenor Inc. 10.25% 01-15-03	2,200,000	3,275	3,194
BC Gas Utility Ltd.			
9.80% 02-09-05			
Medium Term Note	10,000,000	10,111	11,885
10.30% 09-30-16	5,500,000	5,709	7,060
8.15% 07-28-03	5,000,000	4,542	5,484
Bank of Montreal			
8.80% 09-13-10 Call 09-13-05	17,500,000	17,476	19,901
The Bank of Nova Scotia			
6.00% 12-04-06	8,500,000	8,478	8,570
Bell Mobility Cellular Inc.			
8.30% 10-23-98 Unsec. Debts.			
Series D Private Placement	10,000,000	9,459	10,613
7.30% 01-08-07	15,000,000	14,996	15,202
Canada Life Assurance Co.			
8.00% 09-19-11 Call 06	10,000,000	10,000	10,758
Canada Trustco Mortgage Co.			
5.45% 12-03-01	10,000,000	9,978	9,850
Centra Gas Manitoba Inc.			
8.50% 09-18-02			
Private Placement	6,000,000	6,090	6,614
Centra Gas Ontario Inc.			
8.85% 09-01-05	10,000,000	9,820	11,317
Dominar Inc.			
10.35% 09-01-06	5,400,000	6,184	6,134
Donohue Inc.			
8.00% 03-01-98	9,500,000	9,556	9,854
Finning Ltd. 8.35% 03-22-04	7,500,000	6,720	8,202
*Fundy Cable Ltd.			
11.00% 11-15-05 Call 00	1,200,000	1,689	1,738
General Motors Acceptance Corp. of Canada, Ltd			
7.875% 08-08-97			
Medium Term Notes	5,000,000	4,989	5,114
9.375% 09-16-99 Euro-Cdn			
Medium Term Notes	5,000,000	5,306	5,537
Hammerson Canada Inc.			
8.10% 02-21-06 (Senior			
Unsecured Unsubordinated)	8,500,000	8,456	9,058
10.25% 04-01-02	12,500,000	12,454	14,724

	(in thousands)		
	Par Value	Average Cost	Market Value
Bonds (continued)			
Corporate - Non Convertible (continued)			
Interprovincial Pipeline			
10.00% 12-15-06	\$ 6,622,000	\$ 7,241	\$ 7,585
Livent Inc. 8.07% 12-01-03			
Private Placement	7,000,000	7,000	6,909
Markborough Properties Inc. (Fairview Mall)			
10.45% 01-15-97	4,100,000	4,184	4,109
Market Mall			
10.55% 10-29-01			
Private Placement	1,650,000	1,652	1,928
National Trust Co.			
11.60% 07-04-01			
Private Placement	7,500,000	8,018	9,076
10.70% 10-30-99			
Private Placement	10,000,000	10,792	11,411
Newfoundland Telephone Co.			
8.40% 05-10-00	7,500,000	7,473	8,202
New Court Credit Group Inc.			
7.90% 08-15-00			
Medium Term Notes	10,000,000	9,840	10,716
8.25% 09-15-00			
Medium Term Notes	4,800,000	4,979	5,204
8.25% 10-10-02			
Medium Term Notes	10,000,000	10,503	10,962
8.25% 03-19-03			
Medium Term Notes	7,000,000	6,985	7,565
Nova Gas Transmission Ltd.			
8.50% 05-25-05			
Medium Term Notes	5,000,000	4,983	5,540
10.75% 04-14-99	10,000,000	10,425	11,231
12.20% 02-28-16	10,000,000	12,090	14,764
8.90% 05-27-25			
Medium Term Notes	5,000,000	4,969	5,714
*Repap New Brunswick			
9.875% 07-15-00	4,975,000	6,793	6,993
Rogers Cantel Mobile			
10.50% 06-01-06	16,000,000	16,059	17,780
* 11.125% 07-15-02 Call 97	12,000,000	16,976	17,298
The Royal Bank of Canada			
10.20% 10-14-99 Deb.	6,600,000	6,808	7,488
11.75% 01-31-01	6,000,000	6,600	7,340
Sun Life Assurance Co. of Canada			
8.49% 07-28-05 Sub. Deb.			
Private Placement	30,000,000	30,125	33,108
Talisman Energy Inc.			
9.66% 03-25-02			
Medium Term Notes	5,000,000	5,000	5,815
9.80% 12-22-04	7,500,000	7,448	8,961
Telesat Canada Inc.			
7.50% 10-20-98 Euro-Cdn	7,500,000	7,407	7,785
The Thomson Corp.			
10.55% 05-10-01	6,000,000	6,432	7,100
Transcanada Pipelines Ltd.			
10.80% 07-20-02	6,700,000	7,095	8,139
9.30% 03-09-05			
Medium Term Notes	15,000,000	15,000	17,460
11.90% 08-20-15	10,500,000	12,369	15,044
Union Gas Ltd.			
9.70% 11-06-17	12,500,000	14,369	15,285
8.75% 08-03-18	9,500,000	9,084	10,707

Investors Corporate Bond Fund

Statement of Investments, as at December 31, 1996

	(in thousands)		
	Par Value	Average Cost	Market Value
Bonds (continued)			
Corporate - Non Convertible (continued)			
Vancouver International Airport Authority			
7.375% 12-07-26			
Private Placement	\$ 10,000,000	\$ 9,978	\$ 9,613
Westcoast Energy Inc.			
10.75% 07-12-98 Deb.	5,000,000	5,380	5,447
10.375% 11-01-99	8,650,000	8,944	9,804
12.55% 11-15-10	7,000,000	9,306	10,167
8.30% 12-30-13	5,000,000	4,338	5,377
8.50% 09-04-18	8,000,000	9,153	8,778
9.90% 01-10-20	10,000,000	11,283	12,459
6.45% 12-18-06	10,000,000	9,985	9,708
Westcoast Transmission Ltd.			
11.30% 11-24-97	1,000,000	1,072	1,060
		513,426	560,441
Total Investments		\$ 649,186	\$ 707,578
Net Assets:			
Total investments			\$ 707,578
Short term debt instruments			52,200
Cash and other net assets			36,772
			\$ 796,550

* Par Value expressed in United States Dollars

Investors North American High Yield Bond Fund

Statement of Investments, as at December 31, 1996

Bonds

Corporate - Non Convertible

	(in thousands)		
	Par Value	Average Cost	Market Value
** ADT Operations			
9.25% 08-01-03 Call 98	\$ 550,000	\$ 781	\$ 803
** AK Steel Corp.			
10.75% 04-01-04	400,000	589	597
Algoma Steel Inc.			
12.375% 07-15-05 *	600,000	856	893
Avenor Inc.			
10.25% 01-15-03 *	500,000	746	726
Fundy Cable Ltd.			
11.00% 11-15-05 Call 00 *	300,000	422	435
Gentra Inc			
0% 12-31-01	950,800	1,180	1,212
** Global Marine			
12.75% 12-15-99	660,000	974	969
** Harrah's Operating Co. Inc.			
8.75% 03-15-00	100,000	139	140
** Jones Intercable			
11.5% 07-15-04	500,000	746	745
** Kroger Co.			
9.25% 01-01-05	840,000	1,213	1,224
Livent Inc.			
8.07% 12-01-03			
Private Placement	500,000	500	494
Markborough Properties			
6.00% 03-11-04	800,000	613	630
** Newport News Shipping			
8.625% 12-01-06	500,000	670	702
** Paging Network			
10.00% 10-15-08	300,000	412	415
Quino Corporation			
9.125% 05-05-05 Call 00 *	100,000	136	142
** Quorum Health			
11.875% 12-15-02 Call 97	200,000	303	304
Repap New Brunswick			
9.875% 07-15-00 *	600,000	814	843
Rogers Cantel Mobile			
10.50% 06-01-06	600,000	642	667
11.125% 07-15-02 Call 97 *	380,000	539	548
** Royal Caribbean Cruises			
11.375% 05-15-02	494,000	713	721
** Tenet Healthcare Corp.			
10.125% 03-01-05 Call 03	250,000	369	378
** UCAR Global Enterprises			
12.00% 01-15-05 Call 00	200,000	313	315
** Uniforet Inc.			
11.125% 10-15-06 Call 01	100,000	136	129
Viking Star Shipping			
9.625% 07-15-03 Call 00 *	250,000	349	358
Total Investments		\$ 14,155	\$ 14,390
Net Assets:			
Total investments			\$ 14,390
Unrealized loss on forward currency contract			(84)
(see Schedule 1)			859
Cash and other net assets			\$ 15,165

* Par Value expressed in United States Dollars.

** United States Investments.

Schedule 1 - Unrealized Loss on Forward Currency Contract

						(in thousands)
Number of Contracts	Credit Rating	Bought	Sold	Settlement Date	Rate	Unrealized Loss (Canadian \$)
1	AA-	8,999,998 CAD	6,671,609 USD	April 1997	0.74	(84)
Total Unrealized Loss on Forward Currency Contract						(84)

Investors Global Bond Fund

Statement of Investments, as at December 31, 1996

	Par *Value	(in thousands)	
		Average Cost	Market Value
Bonds			
Australia			
Government of Australia			
8.75% 01-15-01	960,000	\$ 1,063	\$ 1,113
Austria			
Republic of Austria			
9.125% 05-07-02	5,000,000	5,582	5,753
Oester Kontrollbk			
9.00% 06-19-02	5,000,000	5,556	5,734
		11,138	11,487
Belgium			
Government of Belgium			
5.00% 03-28-01	84,000,000	3,565	3,693
9.00% 03-28-03	79,600,000	3,989	4,126
		7,554	7,819
Canada			
General Electric Capital			
8.00% 12-29-00	2,500,000	2,669	2,733
Eurofima			
6.75% 09-26-02	5,000,000	5,084	5,254
European Bank for Reconstruction and Development			
8.375% 02-25-03	7,500,000	8,101	8,405
European Investment Bank			
9.125% 09-20-04	1,000,000	1,123	1,169
Government of Canada			
7.25% 06-01-03	10,470,000	10,455	11,180
6.50% 06-01-04	11,600,000	11,467	11,826
International Bank for Reconstruction and Development			
8.25% 03-05-03	7,500,000	8,074	8,343
Inter-America Development Bank			
7.25% 11-03-03	5,000,000	5,117	5,303
		52,090	54,213
Denmark			
Government of Denmark			
6.125% 04-15-98 **	1,520,000	1,488	1,398
6.00% 12-10-99	10,000,000	2,437	2,419
8.00% 05-15-03	2,000,000	512	514
8.00% 03-15-06	7,100,000	1,793	1,815
		6,230	6,146
France			
Government of France			
9.50% 01-25-01	5,420,000	1,501	1,702
8.50% 04-25-03	16,260,000	4,844	5,081
5.50% 04-25-04	13,400,000	2,930	3,579
		9,275	10,362
Germany			
Government of Germany			
8.875% 12-20-00	6,320,000	6,947	6,510
8.00% 07-22-02	6,575,000	6,109	6,685
Treuhandanstalt			
7.375% 12-02-02	6,380,000	5,778	6,304
6.625% 07-09-03	5,660,000	5,510	5,380
6.00% 11-12-03	6,640,000	6,124	6,103
		30,468	30,982

* See Note 2(e) to financial statements.

** Par Value expressed in German Marks

*** Par Value expressed in Canadian Dollars

	Par *Value	(in thousands)	
		Average Cost	Market Value
Bonds (continued)			
Italy			
Republic of Italy			
10.00% 08-01-98	2,500,000,000	\$ 2,105	\$ 2,377
9.50% 02-01-01	5,920,000,000	5,216	5,879
		7,321	8,256
Japan			
Export - Import Bank of Japan			
7.75% 10-08-02 Conv.***	7,500,000	7,918	8,165
Japan Development Bank			
6.50% 09-20-01	1,583,000,000	24,408	22,765
		32,326	30,930
Netherlands			
Rabobank			
7.00% 12-30-02	2,500,000	2,572	2,653
Government of the Netherlands			
6.50% 04-15-03	3,700,000	3,189	3,140
		5,761	5,793
Norway			
Government of Norway			
8.375% 01-27-03	7,500,000	8,089	8,386
Spain			
Government of Spain			
9.90% 10-31-98	112,000,000	1,280	1,266
10.15% 01-31-06	77,000,000	883	988
		2,163	2,254
Supernational			
Asian Development Bank			
7.875% 03-11-20	5,000,000	5,285	5,472
Sweden			
Government of Sweden			
6.75% 12-31-01	5,000,000	5,100	5,222
United Kingdom			
United Kingdom Treasury Bond			
9.00% 03-03-00	1,150,000	2,534	2,838
6.75% 11-26-04	2,525,000	4,919	5,688
9.00% 10-13-08	465,000	1,077	1,209
8.00% 09-27-13	470,000	984	1,137
		9,514	10,872
United States			
United States Treasury			
5.125% 02-28-98	6,000,000	8,109	8,161
9.00% 05-15-98	5,000,000	7,094	7,140
7.25% 05-15-16	8,500,000	11,857	12,306
Wal-mart			
6.875% 06-30-99	1,000,000	1,369	1,394
Electric Power Development			
8.125% 12-09-99	5,000,000	6,821	7,203
KFW International Finance			
6.50% 02-16-04***	5,000,000	4,878	5,084
		40,128	41,288
Total Investments	\$	233,505	\$ 240,595
Net Assets:			
Total investments			\$ 240,595
Short term debt instruments			3,391
Cash and other net assets			10,971
			\$ 254,957

Investors Dividend Fund

Statement of Investments, as at December 31, 1996

	(in thousands)		
	Par Value	Average Cost	Market Value
Bonds			
Federal Government			
10.75% 03-15-98	\$ 71,700,000	\$ 75,106	\$ 77,472
8.00% 11-01-98	20,000,000	20,944	21,314
13.75% 03-15-00	10,000,000	12,328	12,531
10.50% 07-01-00	70,000,000	74,270	81,886
11.50% 09-01-00	17,000,000	18,962	20,533
13.00% 05-01-01	10,000,000	12,650	12,869
7.50% 12-01-03	25,000,000	25,050	27,025
10.25% 02-01-04	80,000,000	92,236	98,888
9.00% 12-01-04	55,000,000	60,761	64,466
8.75% 12-01-05	20,000,000	22,320	23,246
		414,627	440,230
Provincial			
Province of Manitoba			
9.25% 05-21-97	10,000,000	10,055	10,224
11.00% 08-15-00	15,000,000	15,228	17,832
Province of Ontario			
10.875% 01-10-01	20,000,000	21,290	23,894
Province of Saskatchewan			
9.875% 07-06-99	13,000,000	12,896	14,561
11.00% 01-09-01	10,000,000	10,645	11,988
		70,114	78,499
Guaranteed			
Ontario Hydro			
9.625% 08-03-99	30,000,000	30,420	33,534
9.75% 06-27-08			
Series Ba6 Call at Par 2000	10,000,000	9,860	11,319
10.25% 07-12-98	50,000,000	51,525	54,430
		91,805	99,283
		576,546	618,012
Preferred Stock			
Non-Perpetual (retractable)			
Bell Canada 7.44% Cum. Red. Ret. Reset Class A Series 10 \$25 PV (Ret. 08-15-00)	100,000	2,501	2,905
Canadian Utilities Ltd. 5.90% Cum. Red. Ret. Second Pfd. Series Q \$25 PV (Ret. 12-01-98)	300,000	7,369	7,890
5.30% Cum. Red. Ret. Second Pfd. Series R (Ret. 06-01-99)	355,410	8,441	9,187
6.60% Cum. Red. Ret. Second Pfd. Series S \$25 PV (Ret. 03-01-00)	150,000	3,750	4,031
The Consumers' Gas Co.Ltd. 5.72% Cum. Red. Ret. Pfd. Group 3 Series C \$25 PV (Ret. 10-01-98)	120,000	2,940	3,096
6.45% Cum. Red. Ret. Pfd. Group 2 Series C \$25 PV (Ret. 07-05-99)	140,000	3,517	3,850
Fortis Inc. 8.70% Fixed Rate Cum. Red. Ret. First Pfd., Series A \$25 PV (Ret. 09-30-97)	200,000	5,053	5,400
5.95% Cum. Red. Ret. First Pfd. Shares Series B \$25 PV (Ret. 12-01-02)	200,000	5,000	5,200

	(in thousands)		
	No. of Shares	Average Cost	Market Value
Preferred Stock (continued)			
Non-Perpetual (retractable) (continued)			
Union Gas Ltd. 6.74% Cum. Red. Class B Pfd. Series 9 \$25 PV (Ret. 01-31-98)	180,000	\$ 4,503	\$ 4,648
		43,074	46,207
Perpetual			
BCE Inc. \$1.60 Cum. Red. First Pfd. Shares, Series P \$25 PV (Exch.)	1,600,000	38,800	43,680
5.28% Fixed/Floating Rate Cum. Red. First Pfd. Shares Series S \$25 PV (F/R 11-01-01)	800,000	20,000	20,720
BC Tel 5.75% Pfd. \$100 PV	9,465	662	927
Bank of Montreal			
9.00% Non-cum. Class A Pfd. Series 4 \$25 PV (X-over)	461,500	11,638	13,453
\$2.25 Non-cum. Class B Pfd. Series 1 \$25 PV (Exch.)	1,100	29	34
The Bank of Nova Scotia			
9.25% Non-cum. Pfd. Series 5 \$25 PV (Exch. & X-over)	214,600	5,429	5,783
7.15% Non-cum. Red. Pfd. Series 6 \$25 PV (Exch.)	1,200,000	30,081	34,500
7.00% Non-cum. Pfd. Series 8 \$25 PV	900,000	22,500	25,695
6.75% Non-cum. Pfd. Series 9 \$25 PV (Exch.)	1,000,000	25,000	28,200
Centra Gas Ontario Inc 7.85% Cum. Red. Second Preference Series A \$25 PV	26,230	624	681
Canadian Imperial Bank of Commerce F/R Class A Pfd. Series 5 \$25 PV (69% of Prime)	600,000	13,425	14,730
9.10% Non-cum. Class A Pfd. Series 9 \$25 PV (Exch.)	280,000	7,081	7,980
7.00% Non-cum. Pfd. Series 13 \$25 PV (Exch.)	800,000	20,012	22,840
5.95% Non-cum. Class A Pfd. Series 14 \$25 PV (Exch.)	800,000	20,000	21,240
5.65% Non-cum. Class A Pfd. Shares Series 15 \$25 PV (Exch.)	1,200,000	30,000	31,260
Canadian Utilities Ltd. 7.30% Cum. Red. Second Pfd. Series C \$25 PV	71,800	1,691	1,874
7.70% Cum. Red. Second Pfd. Series L \$25 PV	213,500	5,363	5,391
7.10% Cum. Red. Second Pfd. Series N \$25 PV	400,000	10,015	10,200
Dofasco Inc. \$2.60 Cum. Red. Class C Pfd., Series 1 \$32.50 PV	731,500	22,768	24,322
MacMillan Bloedel Ltd. 9.25% Cum. Red. Class B Series 8 \$25 PV (73% of Prime)	200,000	4,137	4,810
F/R Cum. Red. Class B Pfd. Series 10 \$25 PV (73% of Prime)	240,000	5,640	5,982
Minorco Canada Ltd. 6.00% Cum. Red. Series A Pfd. \$100 PV	3,000	219	267
6.25% Cum. Red. Series B Pfd. \$100 PV	3,000	223	266

Investors Dividend Fund

Statement of Investments, as at December 31, 1996

	No. of Shares	(in thousands)	
		Average Cost	Market Value
Preferred Stock (continued)			
Perpetual (continued)			
Newfoundland Light & Power Co. Ltd. 7.25% Cum. Red. voting First Pfd., Series D \$10 PV	23,000	\$ 198	\$ 235
7.60% Cum. Red. voting First Preference Series G \$10 PV	48,000	413	480
Nova Scotia Power Inc. 6.00% Cum. Red. First Pfd., Series A \$25 PV (Exch.)	800,000	18,800	20,840
Northern Telecom Ltd. 5.10% Fixed/Floating Rate Cum. Red. Pfd. Series 5 \$25 PV (F/R 12-01-01)	1,600,000	40,000	40,320
Quebec-Telephone 4.75% Cum. Red. 1965 Series \$20 PV	40,000	441	640
Royal Bank of Canada Price Adjusted F/R First Pfd Series E \$100 PV (65% of Prime)	150,000	14,175	14,944
9.00% Non-cum. Red. First Pfd. Series F \$25 PV (X-over)	443,600	12,307	12,975
7.10% Non-cum. First Pfd Series J \$25 PV (Exch.)	780,000	19,185	22,425
The Thomson Corp. F/R Cum. Red. Pfd. Series II \$25 PV (70% of Prime)	600,000	12,150	14,580
5.00% Fixed F/R Cum. Red. Pfd. Series V \$25 PV (F/R 01-01-02)	1,650,000	41,250	41,580
The Toronto-Dominion Bank 7.10% Non-cum. Class A First Pfd. Shares Series H \$25 PV (Exch.)	700,000	17,500	20,597
TransAlta Utilities Corp. 7.44% Cum. Red. First Pfd. \$100 PV (1977 Series)	27,200	2,555	2,727
7.44% Cum. Red. First Pfd. \$100 PV (1979 Series)	14,800	1,294	1,484
7.30% Cum. Red. First Pfd. \$100 PV	35,600	3,112	3,569
7.70% Cum. Red. First Pfd. \$100 PV	12,400	1,116	1,243
7.00% Series Cum. Red. voting First Pfd. \$100 PV	5,000	443	515
7.50% Cum. Red. First Pfd. \$100 PV	23,200	2,119	2,390
8.40% Cum. Red. First Pfd. \$25 PV	417,600	10,433	11,380
7.20% Cum. Red. First Pfd. \$25 PV	400,000	10,006	10,100
7.08% Cum. Red. First Pfd. \$25 PV	400,000	10,003	10,360
7.10% Cum. Red. First Pfd. \$25 PV	300,000	7,504	7,800
TransCanada PipeLines Ltd. \$2.80 Cum. Red. First Pfd. \$50 PV	8,500	289	408
7.90% Cum. Red. First Pfd. Series O \$50 PV (Exch.)	295,000	14,837	16,520
7.75% Cum. Red. First Pfd. Series P \$50 PV (Exch.)	240,000	12,064	13,500

	No. of Shares	(in thousands)	
		Average Cost	Market Value
Preferred Stock (continued)			
Perpetual (continued)			
TransCanada PipeLines Ltd. 5.95% Cum. Red. First Pfd. Shares Series R \$50 PV (Exch.)	150,000	\$ 7,500	\$ 7,575
Union Gas Ltd. 7.00% Cum. Red. Class B Series 3 \$20 PV	77,247	1,387	1,526
5.00% Cum. Red. Series C \$50	10,000	300	430
Westcoast Energy Inc. 8.08% Cum. First Pfd., Series 2 \$25 PV (Exch.)	480,000	12,050	12,528
6.90% Cum. Red. First Pfd. Shares Series 4 \$25 PV (Exch.)	425,000	10,519	11,603
4.90% Cum. Red. First Pfd. Series 5 \$25 PV (Exch.)	635,000	15,875	16,288
		595,162	646,397
Common Stock			
Financial Services			
Bank of Montreal	5,842,250	111,016	254,722
The Bank of Nova Scotia	2,648,229	50,986	121,421
Canadian Imperial Bank of Commerce	2,352,026	56,533	142,180
Royal Bank of Canada	3,200,232	61,745	153,931
The Toronto-Dominion Bank	2,896,200	55,633	101,946
		335,913	774,200
Industrial Products			
Moore Corp. Ltd.	652,900	17,985	18,542
Nova Corp.	2,672,622	23,687	32,472
		41,672	51,014
Metals and Minerals			
Noranda Inc.	189,060	4,216	5,776
Oil and Gas			
Imperial Oil Ltd.	35,000	1,443	2,258
Pipelines			
IPL Energy Inc.	2,615,400	74,287	104,485
TransCanada PipeLines Ltd.	3,212,900	56,814	77,110
Westcoast Energy Inc.	2,225,410	39,010	51,073
		170,111	232,668
Utilities			
Telus Corp.	2,635,100	35,226	52,438
BCE Inc.	1,069,742	46,687	69,854
BC Telecom Inc.	3,744,200	59,564	111,015
Canadian Utilities Ltd. Class A non-voting	2,190,700	40,622	66,926
Canadian Utilities Ltd. Class B voting	512,025	8,699	16,193
Manitoba Telecom Services Inc.	1,000	13	13
Nova Scotia Power Inc.	5,065,200	54,935	72,686
TransAlta Corp.	5,074,645	65,588	87,538
		311,334	476,663
		1,502,925	2,235,183
Total Investments		\$ 2,079,471	\$ 2,853,195
Net Assets:			
Total investments			\$ 2,853,195
Short term debt instruments			207,714
Cash and other net assets			24,092
			\$ 3,085,001

Investors Mutual of Canada

Statement of Investments, as at December 31, 1996

	(in thousands)		
	Par Value	Average Cost	Market Value
Bonds			
Federal Government			
Government of Canada			
6.25% 09-15-98	\$ 9,600,000	\$ 9,932	\$ 9,939
8.00% 11-01-98	5,000,000	5,367	5,328
7.50% 09-01-00	21,300,000	22,369	22,938
9.75% 12-01-01	5,400,000	5,573	6,362
8.50% 04-01-02	7,800,000	7,924	8,798
7.25% 06-01-03	73,350,000	65,282	78,323
7.50% 12-01-03	15,000,000	15,273	16,215
9.00% 12-01-04	33,700,000	35,497	39,500
7.00% 12-01-06	19,780,000	18,326	20,615
8.00% 06-01-23	13,418,000	15,521	14,914
		201,064	222,932
Corporate - Non Convertible			
*Acme Metals Inc.			
12.50% 08-01-02 Call 98	2,100,000	2,964	3,121
Corporate - Convertible			
Air Canada			
8.00% 04-20-05 Conv.			
Unsecured Sub. Deb.	4,216,800	4,301	4,567
		208,329	230,620
Preferred Stock	No. of Shares		
Perpetual			
Anglo-Canadian Telephone Co.			
\$2.65 Cum. Red. \$50 PV	20,000	705	900
BCE Inc.			
5.28% Fixed/Floating Rate			
Cum. Red. First Pfd Shares			
Series S \$25 PV (F/R 11-01-01)	100,000	2,500	2,590
BC Tel			
5.15% Cum. Red. Pfd. \$100 PV	29,815	2,341	2,758
Canadian Imperial Bank of Commerce			
5.65% Non-cum. Class A Pfd. Shares Series 15 \$25 PV (Exch)	150,000	3,750	3,908
Dofasco Inc.			
\$2.60 Cum. Red. Class C Pfd., Series 1 \$32.50 PV	130,000	4,046	4,322
Minorco Canada Ltd.			
6.00% Cum. Red. Series A Pfd. \$100 PV	47,000	3,431	4,183
6.25% Cum. Red. Series B Pfd. \$100 PV	2,500	186	221
Quebec-Telephone			
4.75% Cum. Red. 1965 Series \$20 PV	90,500	1,318	1,448
The Thomson Corp.			
5.00% Fixed F/R Cum. Red. Pfd. Series V \$25 PV (F/R 01-01-02)	400,000	10,000	10,080
United Corporations Ltd.			
\$1.50 Cum. Red. Second Pfd. 1963 Series NPV	25,225	492	506
		28,769	30,916

	(in thousands)		
	No. of Shares	Average Cost	Market Value
Common Stock (continued)			
Communications and Media			
Canwest Global Communications Corp. Sub. Voting	628,973	\$ 7,321	\$ 8,994
Southam Inc.	123,500	1,914	2,353
The Thomson Corp.	355,900	5,625	10,766
Torstar Corp. Class B non-voting	105,760	2,385	3,490
		17,245	25,603
Computer			
DY 4 Systems Inc.	538,000	6,380	4,923
GEAC Computer Corp. Ltd.	96,331	1,785	2,639
		8,165	7,562
Conglomerates			
Canadian Pacific Ltd.	477,000	8,009	17,196
Consumer Products			
Cara Operations Ltd.			
Common voting	268,123	842	1,166
Cara Operations Ltd. Class A	376,727	1,278	1,507
CCL Industries Inc.			
Class B non-voting	350,020	3,938	5,250
Coca-Cola Beverages	303,100	1,862	4,622
Maple Leaf Foods Inc.	736,100	4,659	6,809
*Philip Morris Co. Inc.	61,600	7,318	9,523
*UST Inc.	195,000	8,852	8,647
The Seagram Co. Ltd.	223,000	5,567	12,098
		34,316	49,622
Financial Services			
Bank of Montreal	564,000	12,559	24,590
The Bank of Nova Scotia	38,000	1,340	1,742
*Chubb Corp.	77,000	4,891	5,668
Canadian Imperial Bank of Commerce	279,250	5,807	16,881
Royal Bank of Canada	478,000	10,636	22,992
The Toronto-Dominion Bank	291,500	3,987	10,261
		39,220	82,134
Gold and Silver			
Barrick Gold Corp.	212,000	7,234	8,321
Franco-Nevada Mining Corp. Ltd.	83,300	3,557	5,227
*Gatchell Gold Corp.	75,200	3,886	3,953
*Santa Fe Pacific Gold Corp.	474,900	8,150	10,000
*Newmont Mining Corp.	203,400	13,206	12,466
Placer Dome Inc.	223,700	7,398	6,722
Teck Corp. Class B Sub. Voting	195,000	5,483	6,191
		48,914	52,880
Industrial Products			
*AVX Corp.	183,900	6,030	5,415
Agrium Inc.	159,100	1,511	2,975
Dofasco Inc.	216,000	4,145	5,595
Ipsco Inc.	176,700	4,462	6,891
Newbridge Networks Corp.	229,000	6,062	8,897
Nova Corp.	1,018,100	10,511	12,370
		32,721	42,143
Merchandising			
Gendis Inc. Class A	113,300	1,756	1,150
*Intimate Brands Inc.	175,600	4,629	4,089
		6,385	5,239

Investors Mutual of Canada

Statement of Investments, as at December 31, 1996

		(in thousands)	
	No. of Shares	Average Cost	Market Value
Common Stock (continued)			
Metals and Minerals			
Alcan Aluminium Ltd.	317,200	\$ 12,856	\$ 14,671
Cameco Corp.	6,100	219	335
Cameco Corp. Instalment Receipts	416,900	14,449	7,233
*Freeport-McMoran Copper and Gold	130,900	5,589	5,042
Inco Ltd.	186,050	7,766	8,140
Noranda Inc.	234,600	5,359	7,167
*Southern Peru Copper	247,500	4,810	4,957
		51,048	47,545
Oil and Gas			
Talisman Energy Inc.	106,800	2,939	4,870
Canadian Natural Resources Ltd.	411,200	3,656	15,461
Canadian Occidental Petroleum	149,700	3,287	3,301
Jordan Petroleum Ltd.	488,300	2,770	4,004
Elan Energy Inc.	333,900	4,023	4,007
Poco Petroleum Ltd.	504,700	3,980	6,611
Renaissance Energy Ltd.	277,300	6,910	12,936
Shell Canada Ltd. Class A	198,800	8,576	10,636
Suncor Inc.	259,400	11,364	14,708
*Sun Company, Inc.	179,000	5,673	5,976
		53,178	82,510
Paper and Forest Products			
Abitibi-Price Inc.	175,600	2,956	3,811
Domtar Inc.	759,000	7,452	8,804
International Forest Products Ltd. Class A	230,600	2,698	2,479
MacMillan Bloedel Ltd.	389,000	6,890	6,983
Avenor Inc.	121,000	2,789	2,456
Stone-Consolidated Corp.	477,300	8,272	9,355
		31,057	33,888
Pipelines			
TransCanada PipeLines Ltd.	687,250	12,508	16,494
Westcoast Energy Inc.	420,000	10,033	9,639
		22,541	26,133
Real Estate and Construction			
Trizec Hahn Corp.	236,600	6,585	7,086
Telecommunications			
Northern Telecom Ltd.	40,600	2,672	3,459
Transportation and Environmental Services			
Air Canada	893,500	6,014	5,540
Canadian National Railway Company	206,200	8,053	10,743
Laidlaw Inc. Class B non-voting	360,900	3,892	5,756
		17,959	22,039
Utilities			
BCE Inc.	289,375	14,030	18,896
BCE Mobile Communications Inc.	113,000	4,976	4,588

* United States Investments.

		(in thousands)	
	No. of Shares	Average Cost	Market Value
Common Stock (continued)			
Utilities (continued)			
Rogers Cantel Mobile Communications Class B Sub. Voting	259,600	\$ 7,531	\$ 7,048
		26,537	30,532
		406,552	535,571
Total Investments		\$ 643,650	\$ 797,107
Net Assets:			
Total investments			\$ 797,107
Short term debt instruments			56,709
Liabilities, net of cash and other assets			(4,529)
			<u>\$ 849,287</u>

Investors Asset Allocation Fund

Statement of Investments, as at December 31, 1996

	(in thousands)		
	Par Value	Average Cost	Market Value
Bonds			
Federal Government			
Government of Canada			
6.25% 02-01-98	\$ 4,500,000	\$ 4,531	\$ 4,619
7.00% 09-01-01	19,500,000	20,614	20,709
		25,145	25,328
Provincial			
Province of Quebec			
10.75% 06-26-09	3,500,000	4,014	4,306
Municipal			
City of Edmonton			
10.25% 03-01-08			
Ret. 10.25% 03-01-98	1,500,000	1,725	1,890
9.625% 05-03-08 Euro-Cdn			
Ret. 93	2,000,000	2,171	2,416
Regional Municipality of			
Hamilton-Wentworth			
8.75% 07-22-02			
Ret. 8.25% 07-22-97	2,600,000	2,729	2,948
8.75% 12-07-04			
Ret. 10.25% 12-07-04	750,000	783	923
		7,408	8,177
Corporate - Non Convertible			
Interprovincial Pipeline			
13.40% 04-01-04	453,000	526	473
10.00% 12-15-06	5,450,000	5,953	6,242
Loblaw Co. 10.00% 03-31-06			
Ret. 97 Call 01	3,000,000	3,304	3,503
Nova Gas Transmission Ltd.			
11.95% 10-01-07	947,000	1,143	1,225
11.20% 06-01-14	3,017,000	3,573	3,909
Nova Scotia Power			
8.30% 03-21-36 Call 02	5,000,000	4,995	5,766
Suncor 12.00% 06-01-03	221,000	235	226
Transcanada Pipelines Ltd.			
11.40% 06-20-05 Series J	1,000,000	1,156	1,202
8.21% 04-25-30	5,000,000	5,000	5,400
Union Gas Ltd.			
10.625% 12-15-05 Ret.	2,000,000	2,247	2,346
11.55% 10-15-10 Ret.	1,914,000	2,346	2,506
Westcoast Transmission			
10.60% 01-15-06	261,000	271	300
		30,749	33,098
		67,316	70,909
Preferred Stock	No. of Shares		
Perpetual			
Inco Ltd. Pfd. Series E	1,273	94	90
Common Stock			
Communications and Media			
Quebecor Inc. Class B	13,700	286	314
Quebecor Printing Inc.	19,500	461	468
Rogers Communications Inc.			
Class B	490,200	5,659	4,951
Southern Inc.	13,927	242	265
The Thomson Corp.	659,300	15,826	19,944
Torstar Corp. Class B non-voting	9,900	250	326
Videotron Groupe Ltée (le)			
Sub. Voting	23,000	286	260
		23,010	26,528
Computer			
Cognos Inc.	16,000	701	612

Common Stock (continued)

	(in thousands)		
	No. of Shares	Average Cost	Market Value
Conglomerates			
Brascan Ltd. Class A	18,700	\$ 457	\$ 570
Canadian Pacific Ltd.	874,600	26,080	31,530
Fairfax Financial Holdings Ltd.			
Sub. Voting	3,600	913	1,044
		27,450	33,144
Consumer Products			
Imasco Ltd.	648,100	18,557	21,776
Loewen Group Inc.	21,600	889	1,156
Molson Co. Ltd. Class A	16,800	365	361
The Seagram Co. Ltd.	536,000	25,510	29,078
		45,321	52,371
Financial Services			
Bank of Montreal	513,800	18,110	22,401
The Bank of Nova Scotia	385,700	13,999	17,684
Canadian Imperial Bank of Commerce	523,900	24,838	31,670
National Bank of Canada	361,300	4,327	5,004
Royal Bank of Canada	563,700	21,290	27,114
The Toronto-Dominion Bank	711,100	19,706	25,031
		102,270	128,904
Gold and Silver			
Agnico-Eagle Mines Ltd.	15,700	347	302
Barrick Gold Corp.	435,565	15,561	17,096
Battle Mountain Canada Inc. Exch.	30,384	331	289
BRE-X Minerals Ltd.	57,200	1,135	1,241
Cambior Inc.	22,500	442	455
Echo Bay Mines Ltd.	52,300	723	476
Franco-Nevada Mining Corp. Ltd.	13,500	607	847
Kinross Gold Corp.	43,400	463	421
Placer Dome Inc.	715,700	23,138	21,507
Teck Corp. Class B Sub. Voting	332,700	9,277	10,563
TVX Gold Inc.	359,100	4,058	3,842
		56,082	57,039
Health Care			
Biochem Pharma Inc.	19,800	856	1,353
Indices			
Toronto 35 Index			
Participation Units	978,400	22,787	30,869
Industrial Products			
Agrium Inc.	50,723	837	949
Bombardier Inc.			
Class B Sub. Voting	688,700	13,144	17,424
CAE Industries Ltd.	41,000	401	424
Dofasco Inc.	330,700	7,182	8,565
Ipsco Inc.	10,000	277	390
Magna International Inc. Class A	174,600	11,260	13,313
Methanex Corp.	52,600	594	655
Moore Corp. Ltd.	335,700	8,854	9,534
Newbridge Networks Corp.	46,800	1,790	1,818
Nova Corp.	1,069,400	12,884	12,993
United Dominion Industries Ltd.	16,900	497	545
		57,720	66,610
Merchandising			
Canadian Tire Corp. Ltd.			
Class A non-voting	628,300	11,472	14,294
Extendicare Inc.			
Class A Sub. Voting	22,100	363	357
Finning Ltd.	14,500	354	422
George Weston Ltd.	6,800	317	454
Hudson's Bay Co.	17,200	386	394

See accompanying notes to financial statements.

Investors Asset Allocation Fund

Statement of Investments, as at December 31, 1996

	No. of Shares	(in thousands)	
		Average Cost	Market Value
Common Stock (continued)			
Merchandising (continued)			
The Oshawa Group Ltd.			
Class A non-voting	14,700	\$ 307	\$ 298
		13,199	16,219
Metals and Minerals			
Alcan Aluminium Ltd.	531,400	22,285	24,577
Cameco Corp.	19,500	1,162	1,071
Cominco Ltd.	20,800	586	709
Diamond Fields International Ltd.	14,000	6	6
Euro-Nevada Mining Corp. Ltd.	17,300	524	708
Falconbridge Ltd.	34,800	981	1,016
Inco Ltd.	360,137	15,180	15,756
Inco Ltd. VBN	10,100	425	336
Noranda Inc.	354,400	9,848	10,827
Potash Corp. of Saskatchewan Inc.	16,700	1,443	1,949
Rio Algom Ltd.	20,900	545	639
		52,985	57,594
Oil and Gas			
Alberta Energy Co. Ltd.	40,504	985	1,324
Anderson Exploration Ltd.	44,900	628	795
Canadian Natural Resources Ltd.	35,400	934	1,331
Canadian Occidental Petroleum	454,100	10,057	10,013
Crestar Energy Inc.	18,400	475	535
Imperial Oil Ltd.	167,400	9,442	10,798
Norcen Energy Resources Ltd.	17,600	392	535
Petro-Canada Variable voting	99,200	1,726	1,920
Poco Petroleum Ltd.	47,700	531	625
Ranger Oil Ltd.	36,600	358	498
Renaissance Energy Ltd.	490,600	19,095	22,886
Shell Canada Ltd. Class A	9,200	413	492
Suncor Inc.	20,100	904	1,140
Talisman Energy Inc.	578,100	21,952	26,361
Wascana Energy Inc.	29,800	339	471
		68,231	79,724
Paper and Forest Products			
Abitibi-Price Inc.	631,000	12,424	13,693
Avenor Inc.	24,200	552	491
Domtar Inc.	31,400	361	364
Donohue Inc. Class A Sub. Voting	30,100	544	745
Fletcher Challenge Canada Ltd.			
Class A	22,900	453	495
MacMillan Bloedel Ltd.	584,800	10,856	10,497
Stone-Consolidated Corp.	20,600	355	404
		25,545	26,689
Pipelines			
IPL Energy Inc.	23,900	851	955
TransCanada Pipelines Ltd.	376,800	7,976	9,043
Westcoast Energy Inc.	37,300	813	856
		9,640	10,854
Real Estate and Construction			
Trizec Hahn Corp.	47,900	1,103	1,435
Telecommunications			
Mitel Corp.	39,700	348	347
Northern Telecom Ltd.	345,300	24,683	29,420
		25,031	29,767
Transportation and Environmental Services			
Canadian National Railway Co.	31,500	1,694	1,641

	No. of Shares	(in thousands)	
		Average Cost	Market Value
Common Stock (continued)			
Transportation and Environmental Services (continued)			
Laidlaw Inc. Class B non-voting	546,100	\$ 7,696	\$ 8,710
		9,390	10,351
Utilities			
BC Gas Inc.	17,200	298	349
BC Telecom Inc.	22,400	599	664
BCE Inc.	714,500	39,556	46,658
BCE Mobile Communications Inc.	8,900	356	361
Nova Scotia Power Inc.	32,200	405	462
Telus Corp.	53,400	986	1,063
TransAlta Corp.	656,400	10,356	11,323
		52,556	60,880
		593,877	690,943
Total Investments		\$ 761,287	\$ 761,942
Net Assets:			
Total investments			\$ 761,942
Short term debt instruments			368,758
Unrealized gains on futures contracts (see Schedule 1)			6,923
Unrealized losses on futures contracts (see Schedule 2)			(6,224)
Cash and other net assets			5,643
			\$ 1,137,042

Schedule 1 - Unrealized Gains on Futures Contracts*

Number of Contracts	Type of Contract	Expiry Date	(in thousands)
			Unrealized Gains (Canadian \$)
236	TSE-35 Index Futures	March 1997	1,532
3,900	Spain IBEX Index Futures	March 1997	1,414
131	UK FTSE-100 Futures	March 1997	1,316
139	France CAC-40 Futures	March 1997	715
147	Switzerland SM Futures	January 1997	562
236	Belgium 20 Futures	January 1997	348
208	Sweden OMX-30 Futures	January 1997	345
85	Germany DAX-30 Futures	March 1997	269
116	Australia All Ords Index Futures	March 1997	267
20	Netherlands EOE Futures	January 1997	106
76	US S&P Futures	March 1997	49
Total Unrealized Gains on Futures Contracts			6,923

Schedule 2 - Unrealized Losses on Futures Contracts*

Number of Contracts	Type of Contract	Expiry Date	(in thousands)
			Unrealized Losses (Canadian \$)
389	Topix Futures	March 1997	(3,203)
3,900	Nikkei 300 Index Futures	March 1997	(2,991)
15	France CAC-40 Futures	January 1997	(30)
Total Unrealized Losses on Futures Contracts			(6,224)

* As at December 31, 1996 the Fund held on margin the following with respect to the above futures contracts:

\$ 1,025,000	USD	03-06-97 U.S. Treasury Bill
1,010,000	USD	03-13-97 U.S. Treasury Bill
15,085,000	CDN	03-13-97 Government of Canada T-Bill
18,115,000	CDN	03-20-97 Government of Canada T-Bill

Investors Retirement Mutual Fund

Statement of Investments, as at December 31, 1996

	(in thousands)		
	No. of Shares	Average Cost	Market Value
Preferred Stock			
Equity Related			
Lafarge Canada Inc. Exch. Pfd.	450,000	\$ 6,181	\$ 12,600
Common Stock			
Communications and Media			
Canwest Global Communications Corp. Sub. Voting	4,524,921	8,610	64,706
Quebecor Inc. Class B	573,977	6,366	13,144
Rogers Communications Inc. Class B	764,300	10,194	7,720
The Thomson Corp.	997,400	16,213	30,171
Torstar Corp. Class B non-voting	188,140	4,934	6,209
		46,317	121,950
Computer			
GEAC Computer Corp. Ltd.	1,019,985	19,033	27,948
Conglomerates			
Canadian Pacific Ltd.	1,555,050	28,811	56,060
Fairfax Financial Holdings Ltd. Sub. Voting Private Placement	18,060	2,799	5,237
		31,610	61,297
Consumer Products			
CCL Industries Inc. Class B non-voting	1,937,335	22,906	29,060
Maple Leaf Foods Inc.	2,983,140	18,944	27,594
*Mattel, Inc.	556,641	7,375	21,156
Molson Co. Ltd. Class A	722,050	16,571	15,524
The Seagram Co. Ltd.	1,007,700	31,134	54,668
		96,930	148,002
Financial Services			
Bank of Montreal	2,100,550	52,255	91,584
The Bank of Nova Scotia	1,208,100	25,531	55,392
Canadian Imperial Bank of Commerce	833,850	21,663	50,406
The Edper Group Ltd.	1,677,500	12,901	13,169
Hees International Bancorp Inc.	705,500	14,805	14,533
Royal Bank of Canada	1,516,300	38,292	72,934
The Toronto-Dominion Bank	1,213,500	21,782	42,715
		187,229	340,733
Gold and Silver			
Aber Resources	411,200	7,838	7,648
Barrick Gold Corp.	1,295,550	47,054	50,850
Franco-Nevada Mining Corp. Ltd.	615,200	24,851	38,604
*Getchell Gold Corp.	61,250	3,564	3,219
Kinross Gold Corp.	2,742,600	27,139	26,603
*Newmont Mining Corp.	433,800	28,285	26,588
Placer Dome Inc.	1,272,400	41,712	38,236
Prime Resources Group Inc.	743,400	7,217	7,211
*Santa Fe Pacific Gold Corp.	1,209,700	20,740	25,473
Teck Corp. Class B Sub. Voting	1,322,200	37,998	41,980
		246,398	266,412
Industrial Products			
Acetex Corp.	1,518,900	20,303	21,644
Agrium Inc.	2,293,705	21,243	42,892
*AVX Corp.	452,700	15,835	13,331
Bombardier Inc. Class B Sub. Voting	810,400	11,163	20,503

Common Stock (continued)

	(in thousands)		
	No. of Shares	Average Cost	Market Value
Industrial Products (continued)			
Dofasco Inc.	1,392,705	\$ 28,397	\$ 36,071
*E. I. DuPont de Nemours & Co.	44,400	3,629	5,724
Ipsco Inc.	1,059,900	27,407	41,336
*Lafarge Corp.	247,800	3,195	6,830
*Lucasvarity ADR	189,382	9,559	9,856
Newbridge Networks Corp.	883,600	24,588	34,328
Nova Corp.	4,104,500	39,254	49,870
Sherritt International Corp. Restricted voting	4,131,850	35,321	33,468
		239,894	315,853
Merchandising			
Gendis Inc. Class A	440,200	8,831	4,468
*Intimate Brands Inc.	768,000	17,657	17,882
Sears Canada Inc.	1,833,800	18,933	18,888
Second Cup Ltd.	956,900	10,989	9,856
The North West Co. Inc.	474,500	6,919	5,409
The Oshawa Group Ltd. Class A non-voting	697,850	14,706	14,132
*Wal-Mart Stores Inc.	320,300	10,318	9,980
Westburne Inc.	757,600	6,387	9,318
		94,740	89,933
Metals and Minerals			
Alcan Aluminium Ltd.	1,013,650	30,542	46,881
*Alumax Inc.	188,300	8,044	8,607
*Asarco Inc.	300,695	11,300	10,244
Cameco Corp.	605,900	10,182	33,264
Cameco Corp. Instalment Receipts	123,100	4,647	2,136
Cominco Ltd.	299,000	9,387	10,196
Falconbridge Ltd. Second Instalment Receipts	1,204,050	22,979	23,600
Inco Ltd.	934,860	40,236	40,900
Noranda Inc.	1,618,200	38,583	49,436
*Phelps Dodge Corp.	176,200	13,843	16,290
Potash Corp. of Saskatchewan Inc.	82,700	9,577	9,651
Rio Algom Ltd.	913,700	16,892	27,959
		216,212	279,164
Oil and Gas			
Canadian Natural Resources Ltd.	845,700	16,343	31,798
Canadian Occidental Petroleum	154,800	3,410	3,413
Crestar Energy Inc.	1,055,000	20,934	30,701
Dorset Exploration Ltd.	1,698,000	15,129	10,273
Elan Energy Inc.	2,802,100	35,406	33,625
Grad & Walker Energy Corp.	2,256,500	24,963	23,129
Imperial Oil Ltd.	76,500	3,789	4,934
Morrison Petroleum Ltd.	2,783,100	24,294	22,961
Northrock Resources Ltd.	1,068,700	11,358	13,145
Northstar Energy Corp.	1,397,600	5,432	22,292
Poco Petroleum Ltd.	2,497,100	22,170	32,712
Ranger Oil Ltd.	1,184,250	9,461	16,106
Renaissance Energy Ltd.	740,500	14,337	34,544
Rigel Energy Corp.	1,206,500	14,371	16,408
Shell Canada Ltd. Class A	258,700	11,241	13,841
Suncor Inc.	712,300	27,210	40,388
Talisman Energy Inc.	776,937	19,756	35,428
		279,604	385,698

Investors Retirement Mutual Fund

Statement of Investments, as at December 31, 1996

		(in thousands)	
	No. of Shares	Average Cost	Market Value
Common Stock (continued)			
Paper and Forest Products			
Abitibi-Price Inc.	1,774,900	\$ 29,787	\$ 38,515
Avenor Inc.	430,500	9,385	8,739
Canfor Corp.	971,200	13,445	13,597
Domtar Inc.	2,535,480	25,968	29,412
International Forest Products Ltd.			
Class A	1,525,300	20,205	16,397
MacMillan Bloedel Ltd.	1,857,200	37,590	33,337
Stone-Consolidated Corp.	1,688,800	30,817	33,100
		167,197	173,097
Pipelines			
TransCanada PipeLines Ltd.	1,424,800	27,802	34,195
Westcoast Energy Inc.	299,250	7,229	6,868
		35,031	41,063
Real Estate and Construction			
Trizec Hahn Corp.	1,698,500	35,665	50,870
Telecommunications			
Northern Telecom Ltd.	286,750	18,584	24,431
Transportation and Environmental Services			
Air Canada	930,850	5,697	5,771
Air Canada Class A non-voting	355,300	2,061	1,936
Canadian National Railway Co.	331,850	11,272	17,289
Laidlaw Inc. Class B non-voting	2,568,090	26,994	40,961
Trimac Ltd.	1,314,800	9,054	22,154
		55,078	88,111
Utilities			
BCE Inc.	553,700	26,399	36,157
BCE Mobile Communications Inc.			
Class B Sub. Voting	681,830	29,951	27,682
Rogers Cantel Mobile Communications	1,102,800	34,393	29,941
		90,743	93,780
		1,860,265	2,508,342
Total Investments		\$ 1,866,446	\$ 2,520,942
Net Assets:			
Total investments			\$ 2,520,942
Short term debt instruments			94,667
Cash and other net assets			2,275
			\$ 2,617,884

* United States Investments

		(in thousands)	
	No. of Shares	Average Cost	Market Value
Common Stock (continued)			
Industrial Products (continued)			
Bombardier Inc.			
Class B Sub Voting	1,148,500	\$ 18,779	\$ 29,057
Agrium Inc.	2,805,083	30,702	52,455
* E. I. DuPont de Nemours & Co.	38,600	3,180	4,976
Dofasco Inc.	1,636,395	33,247	42,383
* General Electric Co.	122,300	6,119	16,562
Harris Steel Group Inc.			
Class A non-voting	825,000	5,302	7,466
Ipsco Inc.	1,106,200	28,698	43,142
* Lafarge Corp.	341,300	5,751	9,407
* Lucasvarity ADR	124,838	6,301	6,497
Meridian Technologies Inc.	1,365,100	7,723	7,918
Newbridge Networks Corp.	1,018,300	28,981	39,561
Nova Corp.	5,615,400	59,801	68,227
Sherritt International Corp.			
Restricted voting	5,050,850	43,175	40,912
SNC-Lavalin Group Inc.	1,119,200	5,674	15,501
		<u>352,712</u>	<u>447,739</u>
Merchandising			
Acklands Ltd.	370,500	4,901	6,854
Gendis Inc. Class A	393,500	7,885	3,994
The North West Co. Inc.	530,900	5,176	6,052
The Oshawa Group Ltd.			
Class A non-voting	667,200	14,269	13,511
Proviso Inc.	1,768,800	12,280	9,817
Proviso Inc. Instalment Receipts	2,615,600	8,923	4,447
Proviso Inc. Warrants Class A	955,150	110	19
Sears Canada Inc.	2,244,100	23,168	23,114
Second Cup Ltd.	1,046,400	9,909	10,778
* Wal-Mart Stores Inc.	296,700	9,560	9,245
		<u>96,181</u>	<u>87,831</u>
Metals and Minerals			
Alcan Aluminium Ltd.	1,288,200	43,946	59,579
* Alumax Inc.	230,100	9,830	10,518
* Asarco Inc.	299,050	11,117	10,188
Cameco Corp.	626,150	14,842	34,376
Cameco Corp. Instalment Receipts	123,100	4,647	2,136
Cominco Ltd.	366,400	11,498	12,494
Falconbridge Ltd.			
Second Instalment Receipts	1,424,500	27,172	27,920
Inco Ltd.	1,101,679	47,563	48,198
Noranda Inc.	1,865,900	46,764	57,003
* Phelps Dodge Corp.	199,800	15,990	18,471
Potash Corp. of Saskatchewan Inc.	101,300	11,730	11,822
Rio Algom Ltd.	951,700	16,970	29,122
		<u>262,069</u>	<u>321,827</u>
Oil and Gas			
Talisman Energy Inc.	896,676	23,538	40,888
Canadian Natural Resources Ltd.	802,000	7,608	30,155
Crestar Energy Inc.	1,330,300	27,474	38,712
Canadian Occidental Petroleum	680,400	11,585	15,003
Dorset Exploration Ltd.	1,897,400	11,887	11,479
Jordan Petroleum Ltd.	1,075,000	8,204	8,815
Elan Energy Inc.	3,206,700	40,464	38,480
Northstar Energy Corp.	916,200	4,798	14,613
Precision Drilling Corp. Class A	557,421	11,677	26,477
Pinnacle Resources Ltd.	462,500	9,278	9,944
Poco Petroleums Ltd.	2,835,500	27,212	37,145
Penn West Petroleum Ltd.	2,500,587	17,983	35,008
Renaissance Energy Ltd.	759,100	16,784	35,412
Ranger Oil Ltd.	1,891,150	15,477	25,720

Investors Canadian Equity Fund

Statement of Investments, as at December 31, 1996

	No. of Shares	(in thousands)	
		Average Cost	Market Value
Common Stock (continued)			
Oil and Gas (continued)			
Stampeder Exploration Ltd.	4,293,100	\$ 24,621	\$ 32,628
Suncor Inc.	1,039,400	43,144	58,934
		301,734	459,413
Paper and Forest Products			
Abitibi-Price Inc.	2,009,900	34,434	43,615
Canfor Corp.	1,098,364	17,839	15,377
Domtar Inc.	3,289,520	33,368	38,158
International Forest Products Ltd.			
Class A	1,678,200	20,840	18,041
MacMillan Bloedel Ltd.	1,666,800	33,541	29,919
Avenor Inc.	495,600	10,425	10,061
Stone-Consolidated Corp.	2,070,850	37,564	40,589
		188,011	195,760
Pipelines			
TransCanada PipeLines Ltd.	1,681,550	33,311	40,357
Westcoast Energy Inc.	365,750	8,835	8,394
		42,146	48,751
Real Estate and Construction			
Trizec Hahn Corp.	2,065,500	43,378	61,862
Telecommunications			
Northern Telecom Ltd.	338,750	22,131	28,862
Transportation and Environmental Services			
Air Canada	1,091,150	7,516	6,765
Air Canada Class A non-voting	784,000	4,379	4,273
Canadian National Railway Co.	413,250	14,005	21,530
Laidlaw Inc. Class B non-voting	2,979,090	32,818	47,516
Trimac Ltd.	1,319,200	12,878	22,229
		71,596	102,313
Utilities			
BCE Inc.	695,100	33,363	45,390
BCE Mobile Communications Inc.	861,070	37,672	34,959
Rogers Cantel Mobile Communications			
Class B Sub. Voting	1,246,900	39,172	33,853
		110,207	114,202
Total Investments		\$ 2,318,454	\$ 3,018,637
Net Assets:			
Total investments			\$ 3,018,637
Short term debt instruments			82,440
Liabilities, net of cash and other assets			(3,234)
			\$ 3,097,843

* United States Investments

Investors Summa Fund

Statement of Investments, as at December 31, 1996

	(in thousands)		
	Par Value	Average Cost	Market Value
Bonds			
Corporate - Convertible Bonds			
Kaufel Group Ltd.			
7.75% 07-28-98 Conv. Sub.	\$ 350,000	\$ 301	\$ 354
Common Stock			
	No. of Shares		
Communications and Media			
Canwest Global Communications Corp. Sub. Voting	225,000	928	3,217
Moffat Communications Ltd.	70,000	717	1,400
The Thomson Corp.	92,500	1,501	2,798
		3,146	7,415
Computer			
* Compaq Computer Corp.	17,500	1,350	1,779
* Cisco Systems Inc.	17,500	884	1,525
GEAC Computer Corp. Ltd.	72,500	1,314	1,987
* Intel Corp.	10,000	1,806	1,793
* Microsoft Corp.	16,000	1,162	1,811
Rand A Technology Corp.	90,000	1,526	1,508
Sidus Systems Inc.	120,000	1,035	612
		9,077	11,015
Consumer Products			
* Breed Technologies	50,000	1,757	1,780
CCL Industries Inc.			
Class B non-voting	140,000	2,055	2,100
Maple Leaf Foods Inc.	185,000	1,639	1,711
Maax Inc.	125,000	1,318	2,250
* Regis Corp.	30,000	986	668
A.L. Van Houtte Ltee.			
Sub. Voting Shares	100,000	1,448	2,835
Winpak Ltd.	50,300	990	1,672
* Watsco Inc.	60,000	551	2,373
		10,744	15,389
Financial Services			
* AFLAC Inc.	60,000	2,107	3,513
Bank of Montreal	77,500	1,994	3,379
The Bank of Nova Scotia	72,500	1,781	3,324
Canadian Imperial Bank of Commerce	52,500	1,602	3,173
Fahnestock Viner Holdings Inc.			
Class A non-voting	100,000	946	1,985
Pembroke Inc.	300,000	1,516	3,510
Royal Bank of Canada	70,000	1,981	3,367
The Toronto-Dominion Bank	84,000	1,713	2,957
		13,640	25,208
Gold and Silver			
Barrick Gold Corp.	70,000	2,610	2,747
Franco-Nevada Mining Corp. Ltd.	55,000	2,213	3,451
Teck Corp. Class B Sub. Voting	70,000	2,180	2,223
		7,003	8,421
Health Care			
Biomira	120,000	1,036	798
* Mentor Corp.	57,500	2,047	2,323
* St. Jude Medical, Inc.	27,500	1,400	1,596
* Vencor Inc.	45,000	1,897	1,949
		6,380	6,666
Industrial Products			
Anchor Lamina Inc.	330,000	1,756	2,079
Bracknell Corp.	515,000	1,645	1,519
Harris Steel Group Inc.			
Class A non-voting	155,000	1,643	1,403

* United States Investments

	(in thousands)		
	No. of Shares	Average Cost	Market Value
Common Stock (continued)			
Industrial Products (continued)			
Kaufel Group Ltd. Class A	57,400	\$ 319	\$ 187
Kaufel Group Ltd.			
Class B Sub. Voting	125,000	680	406
Magna International Inc. Class A	45,000	2,965	3,431
Mosaic Technologies Inc.	100,000	2,685	1,800
Newbridge Networks Corp.	60,000	1,974	2,331
Premdor Inc.	175,000	2,097	2,258
Reko International Group Inc.	150,000	1,063	638
Skyjack Inc.	45,000	1,612	1,699
Simmonds Capital Ltd.	250,000	1,545	1,063
Teklogix International Inc.	100,000	1,710	1,700
		21,694	20,514
Merchandising			
* Buffets, Inc.	115,000	2,051	1,437
Finning Ltd.	95,500	2,500	2,784
Globelec Corp.	325,000	2,080	1,381
The North West Co. Inc.	75,000	797	855
The Oshawa Group Ltd.			
Class A non-voting	100,000	1,913	2,025
Richelieu Hardware Ltd.	225,000	1,754	1,778
RTO Enterprises Inc.	255,000	1,044	1,339
Westburne Inc.	160,000	1,693	1,968
		13,832	13,567
Oil and Gas			
Canadian Natural Resources Ltd.	75,000	1,355	2,820
CS Resources Ltd.	125,000	1,388	1,625
Dreco Energy Services Ltd.	27,500	1,211	1,404
Enerflex Systems Ltd.	40,000	633	1,340
Jordan Petroleum Ltd.	141,500	1,139	1,160
Elan Energy Inc.	100,000	1,292	1,200
Northrock Resources Ltd.	135,000	1,191	1,661
Precision Drilling Corp. Class A	42,500	1,189	2,019
Renaissance Energy Ltd.	65,000	1,950	3,032
Tarragon Oil and Gas Ltd.	90,000	1,120	1,350
		12,468	17,611
Real Estate and Construction			
* Gables Residential Trust	55,000	1,766	2,185
* Security Capital Pacific Trust	65,000	1,844	2,036
		3,610	4,221
Transportation and Environmental Services			
Consolidated Environwaste Industries Inc.	375,000	579	416
Newalta Corp.	275,000	625	2,173
Zenon Environmental Inc.	120,000	1,138	1,176
		2,342	3,765
Utilities			
Telus Corp.	150,000	2,150	2,985
BCE Inc.	55,000	2,447	3,591
Manitoba Telecom Services Inc.	105,000	1,365	1,365
Rogers Cantel Mobile Communications			
Class B Sub. Voting	77,500	2,521	2,104
		8,483	10,045
		112,419	143,837
Total Investments		\$ 112,720	\$ 144,191
Net Assets:			
Total investments			\$ 144,191
Short term debt instruments			9,186
Liabilities, net of cash and other assets			(1,933)
			\$ 151,444

See accompanying notes to financial statements.

Investors Canadian Small Cap Fund

Statement of Investments, as at December 31, 1996

	No. of Shares	(in thousands)	
		Average Cost	Market Value
Common Stock			
Communications and Media			
Nelvana Ltd.	112,700	\$ 2,730	\$ 2,536
Computer			
*CFM Technologies Inc.	66,900	883	1,901
DY 4 Systems Inc.	133,500	1,206	1,222
*Evans & Sutherland			
Computers Corp.	94,800	2,799	3,246
Sidus Systems Inc.	154,900	615	790
Teknor Industries Inc.	365,000	2,738	2,628
*Vtel Corp.	28,400	304	389
		8,545	10,176
Consumer Products			
Arbor Memorial Services Inc.			
Class A	14,700	339	419
AT Plastics Inc.	32,000	427	427
CCL Industries Inc.			
Class B non-voting	63,200	795	948
Corby Distilleries Ltd. voting	9,400	400	432
Maple Leaf Foods Inc.	247,800	2,235	2,292
Noma Industries Ltd. Class A	644,700	1,960	2,269
Shermag Inc.	72,200	670	773
		6,826	7,560
Financial Services			
C.I. Fund Management Inc.	92,000	1,280	1,449
Canadian Western Bank	117,100	1,414	1,569
Merchant Private Ltd. Class A	75,400	530	603
Pembridge Inc.	236,200	2,410	2,764
Samoth Capital Corp.	436,100	2,468	2,529
		8,102	8,914
Gold and Silver			
Central Asia Goldfields Corp.	183,500	736	238
*Getchell Gold Corp.	10,000	580	525
Nevsun Resources Ltd.	99,300	1,004	775
Prime Resources Group Inc.	62,300	617	604
River Gold Mines Ltd.	147,300	625	589
Santa Cruz Gold Inc.	851,800	1,163	1,150
Vengold Inc.	325,050	540	540
		5,265	4,421
Health Care			
Biomira	342,500	2,712	2,278
*Transition Systems Inc.	101,700	1,604	1,967
		4,316	4,245
Industrial Products			
*Acme Metals Inc.	116,200	2,933	3,083
Anchor Lamina Inc.	159,900	894	1,007
Algoma Steel Inc.	250,000	1,393	1,750
Asia-Pacific Resources Ltd.	250,000	2,175	2,063
Acetex Corp.	162,000	2,073	2,309
*AVX Corp.	54,100	1,500	1,593
Canam Manac Group Inc.	452,400	1,677	1,719
*Lone Star Technologies Inc.	99,500	2,132	2,317
Meridian Technologies Inc.	176,900	1,008	1,026
Premdor Inc.	209,000	2,706	2,696
Prudential Steel Ltd.	86,300	1,417	1,855
Samuel Man-Tech Inc.	154,900	2,560	2,943
*Titanium Metals Corp.	50,000	1,982	2,251
		24,450	26,612
Leisure			
Journey's End Corp.	118,800	475	519

* United States Investments.

	No. of Shares	(in thousands)	
		Average Cost	Market Value
Common Stock (continued)			
Merchandising			
Chapters Inc.	240,000	\$ 3,695	\$ 4,056
*Dominick's Supermarkets	60,000	1,528	1,787
*Intimate Brands Inc.	60,000	1,390	1,397
Mark's Work Warehouse Ltd.	1,283,100	2,547	2,451
Provigo Inc.	140,000	756	777
Provigo Inc. Instalment Receipts	500,000	750	850
RTO Enterprises Inc.	599,900	2,923	3,149
Second Cup Ltd.	150,300	1,593	1,548
Strong Equipment Corp.	155,300	1,185	1,569
Yogen Fruz World-Wide Inc.	691,600	2,195	2,158
		18,562	19,742
Metals and Minerals			
Advanced Material Resources Ltd.	463,840	1,576	1,415
Hillsborough Resources Ltd.	223,900	695	593
*Southern Peru Copper	89,900	1,787	1,801
		4,058	3,809
Oil and Gas			
Akita Drilling Ltd.			
Class A non-voting	236,800	2,024	2,250
Bonus Resources Services Corp.	17,200	33	50
Bonus Resources Services Corp.			
Special Warrants	265,000	451	766
Compton Petroleum Corp.	500,000	300	425
Cavell Energy Corp.	347,600	1,222	1,912
Dorset Exploration Ltd.	80,500	395	487
Encal Energy Ltd.	240,500	869	1,032
Ensign Resource Service Group Inc.	22,900	411	578
Freehold Royalty Trust	200,000	2,150	2,240
Grad & Walker Energy Corp.	146,400	1,593	1,501
Kyrgoil Corp.	516,900	1,216	817
Newport Petroleum Corp.	67,500	462	614
Pan East Petroleum Corp.	225,000	995	1,102
Plains Energy Services Ltd. Units	333,300	1,667	1,666
Penn West Petroleum Ltd.	68,500	753	959
Reserve Royalty Corp.	341,100	679	696
Reserve Royalty Corp.			
Special Warrants	90,000	158	184
Ryan Energy Technologies	176,150	515	995
Stampeder Exploration Ltd.	353,600	2,295	2,687
Startech Energy Inc.	90,300	946	971
		19,134	21,932
Paper and Forest Products			
Alliance Forest Products Inc.	110,500	2,690	2,680
Ainsworth Lumber Co. Ltd.	211,200	1,491	1,288
Cascades Inc.	180,000	1,138	1,377
Harmac Pacific Inc.	83,600	972	970
St. Laurent Paperboard Inc.	78,100	1,660	1,734
		7,951	8,049
Real Estate and Construction			
Oxford Properties Group Inc.	250,000	4,000	4,650
Transportation and Environmental Services			
Zenon Environmental Inc.	284,300	2,505	2,786
Total Investments		\$ 116,919	\$ 125,951
Net Assets:			
Total investments			\$ 125,951
Short term debt instruments			19,048
Liabilities, net of cash and other assets			(1,464)
			\$ 143,535

See accompanying notes to financial statements.

Investors Canadian Natural Resource Fund

Statement of Investments, as at December 31, 1996

	No. of Shares	(in thousands)	
		Average Cost	Market Value
Common Stock			
Consumer Products			
AT Plastics Inc.	65,000	\$ 888	\$ 868
Merfin Hygienic Products Ltd.	25,000	126	144
		<u>1,014</u>	<u>1,012</u>
Gold and Silver			
Aber Resources	50,000	1,019	930
Armada Gold Corp.	250,000	469	315
Ashanti Goldfields Co. GDS	36,800	797	624
Barrick Gold Corp.	35,000	1,305	1,374
Battle Mountain Canada Inc. Exch.	67,000	711	637
* Canyon Resources	107,500	370	386
Central Asia Goldfields Corp.	75,000	312	98
* De Beers Consolidated Mines Ltd. ADR	10,000	381	387
Franco-Nevada Mining Corp. Ltd.	600	27	38
Golden Star Resources	10,000	237	181
IAM Gold	45,300	310	301
Indomin Resources Ltd.	42,000	218	202
Kinross Gold Corp.	169,700	1,687	1,646
Lithos Corp.	136,500	378	373
Meridian Gold Inc.			
Instalment Receipts	343,600	1,058	1,117
Nevsun Resources Ltd.	120,200	1,087	937
Nevsun Resources Ltd. Special Warrants	10,000	100	78
* Newmont Gold Co.	18,400	1,154	1,102
Northern Crown Mines Special Warrants	300,000	390	390
Oro Nevada Resources Inc.	11,400	37	31
Placer Dome Inc.	69,100	2,219	2,076
Prime Resources Group Inc.	119,400	1,162	1,158
Queenston Mining Inc.	390,800	961	789
Rio Narcea Gold Mines Special Warrants	100,000	375	375
River Gold Mines Ltd.	150,800	636	603
Santa Cruz Gold Inc.	524,700	715	708
* Santa Fe Pacific Gold Corp.	37,700	609	794
* Stillwater Mining	17,100	437	424
Teck Corp. Class B Sub. Voting	81,500	2,470	2,588
TVI Pacific Inc.	48,000	78	61
Vengold Inc.	304,950	525	506
		<u>22,234</u>	<u>21,229</u>
Industrial Products			
Acetex Corp.	38,000	463	541
* Acme Metals Inc.	43,600	1,191	1,157
Agrium Inc.	23,400	391	438
Asia-Pacific Resources Ltd.	150,000	1,356	1,238
* Lone Star Technologies Inc.	33,500	661	780
* Steel Dynamics Inc.	12,500	333	327
* Titanium Metals Corp.	10,000	409	450
		<u>4,804</u>	<u>4,931</u>
Metals and Minerals			
Advanced Material Resources Ltd.	310,000	1,044	946
Alcan Aluminium Ltd.	15,000	689	694
* Alumax Inc.	20,400	879	932
* Aluminum Co. of America	8,000	657	698
Dia Met Minerals Ltd. Class A	28,700	543	545
Euro-Nevada Mining Corp. Ltd.	22,500	826	920
Falconbridge Ltd.			
Second Instalment Receipts	30,000	626	588
* Freeport-McMoran Copper and Gold	27,500	1,039	1,059
Hillsborough Resources Ltd.	157,600	481	418

* United States Investments.

	No. of Shares	(in thousands)	
		Average Cost	Market Value
Common Stock (continued)			
Metals and Minerals (continued)			
Inco Ltd.	13,557	\$ 576	\$ 593
Inco Ltd. VBN	7,750	298	258
Labrador Iron Ore Royalty Income Fund Trust Unit	89,100	1,213	1,287
Noranda Inc.	39,400	1,109	1,204
Orvana Minerals Corp.	50,000	339	363
Orvana Minerals Corp. Special Warrants	50,000	313	363
* Reynolds Metals Co.	7,200	548	556
* Southern Peru Copper	39,200	754	785
Tiomin Resources	141,600	567	467
Tiomin Resources Special Warrants	100,000	410	330
Westmin Resources Ltd. Instalment Receipts	75,000	228	197
		<u>13,139</u>	<u>13,203</u>
Oil and Gas			
Akita Drilling Ltd.			
Class A non-voting	59,200	499	562
Alberta Energy Co. Ltd.	5,000	127	164
Bonus Resources Services Corp. Special Warrants	135,000	230	390
* Camco International Inc.	20,000	1,043	1,263
Canadian 88 Energy Corp.	50,000	259	300
Canadian Occidental Petroleum	38,900	909	858
Cavell Energy Corp.	254,800	933	1,401
Compton Petroleum Corp.	469,000	301	399
Crestar Energy Inc.	40,000	1,092	1,164
Denbury Resources Inc.	70,000	1,228	1,400
Elan Energy Inc.	56,000	619	672
Freehold Royalty Trust	100,000	1,000	1,120
Grad & Walker Energy Corp.	55,900	602	573
Gulfstream Resources Canada	33,000	426	432
Kyrgoil Corp.	326,600	645	516
Newport Petroleum Corp.	101,000	678	919
Penn West Petroleum Ltd.	30,500	340	427
Petro-Canada			
Second Instalment Receipts	45,600	635	686
Plains Energy Services Ltd. Units	166,700	833	834
Reserve Royalty Corp.	345,000	686	704
Ryan Energy Technologies	143,750	414	812
Stampeder Exploration Ltd.	100,000	678	760
Startech Energy Inc.	73,100	766	786
Suncor Inc.	15,000	729	851
		<u>15,672</u>	<u>17,993</u>
Paper and Forest Products			
Alliance Forest Products, Inc.	25,600	604	621
Avenor Inc.	45,000	937	913
Cascades Inc.	200,000	1,322	1,530
Harmac Pacific Inc.	56,500	670	655
International Forest Products Ltd. Class A	52,300	536	562
* International Paper Co.	10,000	535	555
St. Laurent Paperboard Inc.	19,400	386	431
		<u>4,990</u>	<u>5,267</u>
Transportation and Environmental Services			
Zenon Environmental Inc.	20,400	162	200
Total Investments		\$ 62,015	\$ 63,835
Net Assets:			
Total investments			\$ 63,835
Short term debt instruments			6,105
Cash and other net assets			102
			<u>\$ 70,042</u>

See accompanying notes to financial statements.

Investors North American Growth Fund

Statement of Investments, as at December 31, 1996

	(in thousands)		
	No. of Shares	Average Cost	Market Value
Preferred Stock			
Perpetual			
Dofasco Inc. \$2.60 Cum. Red. Class C, Series 1 \$32.50 PV	225,000	\$ 6,347	\$ 7,481
Common Stock			
Computer			
*Adaptec Inc.	357,400	5,223	19,580
*Intel Corp.	125,000	12,987	22,417
		18,210	41,997
Conglomerates			
Canadian Pacific Ltd.	836,700	18,309	30,163
Consumer Products			
*ADT Ltd.	250,000	6,472	7,833
*Chrysler Corp.	366,118	10,247	16,547
*Mattel, Inc.	425,700	9,885	16,179
Maple Leaf Foods Inc.	1,706,640	11,211	15,786
*Nabisco Holdings Corp. Class A	185,850	6,990	9,895
*Philip Morris Co. Inc.	296,400	23,052	45,822
The Seagram Co. Ltd.	335,000	13,473	18,174
*Warnaco Group Inc. Class A	633,800	16,265	25,716
		97,595	155,952

Financial Services			
*American International Group, Inc.	147,250	12,071	21,831
Bank of Montreal	700,000	14,474	30,520
The Bank of Nova Scotia	600,000	10,157	27,510
Canadian Imperial Bank of Commerce	672,400	19,798	40,647
*Capital One Financial Corp.	148,000	5,030	7,297
*Chase Manhattan Corp.	223,976	13,221	27,378
*Chubb Corp.	250,000	13,991	18,404
*Citicorp	198,200	7,881	27,960
*MGIC Investment Corp.	210,000	5,542	21,859
Royal Bank of Canada	716,200	16,723	34,449
		118,888	257,855

Gold and Silver			
Barrick Gold Corp.	168,600	6,208	6,618
*Newmont Mining Corp.	237,500	16,390	14,556
Placer Dome Inc.	607,000	19,885	18,240
Prime Resources Group Inc.	599,000	6,300	5,810
*Santa Fe Pacific Gold Corp.	864,700	16,666	18,209
		65,449	63,433

Health Care			
*American Home Products Corp.	249,300	19,526	20,017
*Columbia HCA/Healthcare Corp.	428,300	14,560	23,904
*United Healthcare Ltd.	231,100	17,721	14,243
		51,807	58,164

Industrial Products			
Asia-Pacific Resources Ltd.	1,865,700	15,331	15,392
*AVX Corp.	415,000	14,847	12,220
*Agrium Inc.	1,221,600	11,905	22,844
*Corning Inc.	142,500	6,233	9,027
*Lucasvarity ADR	166,428	8,401	8,662
Newbridge Networks Corp.	422,400	11,046	16,410
*Nucor Corp.	247,100	16,384	17,260
Nova Corp.	1,475,200	18,049	17,924
*Parker Hannifin Corp.	300,200	14,850	15,932

Common Stock (continued)
Industrial Products (continued)
 Sherritt International Corp.
 Restricted voting
 *Vishay Intertechnology Inc.

Merchandising
 *Federated Department Stores, Inc.
 *Intimate Brands Inc.
 *Safeway Inc.

Metals and Minerals

Alcan Aluminium Ltd.	340,000	15,887	15,725
*Alumax Inc.	298,100	11,941	13,626
*Asarco Inc.	320,900	12,173	10,933
Cameco Corp.	313,100	9,973	17,189
Cameco Corp. Instalment Receipts	195,600	5,677	3,394
*Freeport-McMoran Copper and Gold	399,300	15,890	15,381
Inco Ltd.	427,000	15,918	18,681
Noranda Inc.	673,000	19,330	20,560
*Phelps Dodge Corp.	200,000	15,570	18,490
*Reynolds Metals Co.	100,000	6,873	7,721
Rio Algom Ltd.	432,400	11,718	13,231
		140,950	154,931

Oil and Gas

Amber Energy Inc.	420,000	1,594	8,820
Canadian Natural Resources Ltd.	650,000	2,814	24,440
CS Resources Ltd.	753,700	5,914	9,798
Canadian Occidental Petroleum	560,700	9,375	12,363
Elan Energy Inc.	513,700	5,803	6,164
*EnSCO International Inc.	131,000	3,347	8,702
Jordan Petroleum Ltd.	726,300	4,792	5,956
Poco Petroleum Ltd.	505,000	4,479	6,616
Penn West Petroleum Ltd.	859,600	5,988	12,034
Renaissance Energy Ltd.	342,000	10,138	15,954
Stampeder Exploration Ltd.	1,005,500	6,817	7,642
Suncor Inc.	828,900	33,051	46,999
Talisman Energy Inc.	413,900	10,949	18,874
*Tidewater Inc.	205,498	10,528	12,736
Torrington Resources Ltd.	573,900	1,805	4,074
		117,394	201,172

Paper and Forest Products

Abitibi-Price Inc.	1,412,000	25,175	30,640
Avenor Inc.	269,900	6,111	5,479
Donohue Inc. Class A Sub. Voting	189,800	2,483	4,698
*Georgia-Pacific	36,000	3,548	3,550
MacMillan Bloedel Ltd.	400,000	7,220	7,180
		44,537	51,547

Pipelines

TransCanada Pipelines Ltd.	1,050,000	25,061	25,200
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Transportation and Environmental Services

*Burlington Northern Santa Fe Corp.	100,000	6,661	11,830
Canadian National Railway Co.	155,200	7,376	8,086
Laidlaw Inc. Class B non-voting	972,300	12,607	15,508
		26,644	35,424

* United States Investments.

Investors North American Growth Fund

Statement of Investments, as at December 31, 1996

		(in thousands)	
	No. of Shares	Average Cost	Market Value
Common Stock (continued)			
Utilities			
BCE Inc.	97,300	\$ 5,844	\$ 6,354
BCE Mobile Communications Inc.	250,000	11,265	10,150
† Telefonos de Mexico SA de CV GDR	141,100	7,257	6,377
* Worldcom Inc.	242,600	5,162	8,660
		29,528	31,541
		915,333	1,293,025
Total Investments		\$ 921,680	\$ 1,300,506
Net Assets:			
Total investments			\$ 1,300,506
Short term debt instruments			145,572
Cash and other net assets			615
			\$ 1,446,693

* United States Investments.

† Global Depository Receipts - Mexican Investments.

Investors U.S. Growth Fund

Statement of Investments, as at December 31, 1996

		(in thousands)	
	No. of Shares	Average Cost	Market Value
Common Stock *			
Communications and Media			
American Media Inc. Class A	1,075,800	\$ 19,585	\$ 8,656
The Interpublic Group of Co. Inc.	374,000	5,769	24,331
The News Corp. Ltd. voting ADR	1,196,600	29,160	28,885
		54,514	61,872
Conglomerates			
Berkshire Hathaway Inc. Class A	1,098	12,634	51,280
Leucadia National Corp.	62,500	2,207	2,290
		14,841	53,570
Consumer Products			
Brown-Forman Corp. Class B	131,500	6,571	8,240
Farmer Bros. Co.	73,991	8,153	15,403
Mattel Inc.	379,275	11,335	14,415
Philip Morris Co. Inc.	270,700	15,927	41,848
UST Inc.	672,000	27,722	29,797
		69,708	109,703
Financial Services			
AFLAC Inc.	502,500	5,235	29,422
Alleghany Corp.	157,601	21,768	45,760
American Express Co.	518,700	24,376	40,138
Dean Witter Discover & Co.	472,900	35,119	42,909
Federal National Mortgage Association	230,000	5,638	11,734
Federal Home Loan Mortgage Corp.	354,000	22,635	53,393
Greenpoint Financial Corp.	885,400	27,860	57,601
Life RE Corp.	279,700	13,037	14,796
The Progressive Corp. of Ohio	402,000	25,452	37,095
Student Loan Marketing Association	393,700	17,948	50,214
Wesco Financial Corp.	42,100	3,192	10,783
		202,260	393,845
Leisure			
The Topps Co. Inc.	2,382,000	17,548	13,050
Total Investments		\$ 358,871	\$ 632,040
Net Assets:			
Total investments			\$ 632,040
Short term debt instruments			108,390
Cash and other net assets			702
			\$ 741,132

* United States investments.

Investors U.S. Opportunities Fund

Statement of Investments, as at December 31, 1996

	(in thousands)		
	No. of Shares	Average Cost	Market Value
Common Stock			
Computer			
Autodesk, Inc.	18,050	\$ 552	\$ 692
Consumer Products			
American Brands, Inc.	22,250	1,389	1,512
AT Plastics Inc.	10,000	142	134
Bandag, Inc.	20,550	1,327	1,333
IBP, Inc.	42,150	1,396	1,400
Philip Morris Co. Inc.	8,770	1,134	1,356
Pillowtex Corp.	41,050	767	1,012
Stanhope Inc.	37,770	1,396	1,371
THOR Industries, Inc.	11,650	382	403
UST Inc.	29,305	1,237	1,299
		9,170	9,820
Financial Services			
BHC Financial, Inc.	6,675	136	144
The Bears Stearns Co. Inc.	40,750	1,353	1,556
Conseco Inc.	18,600	1,261	1,624
Duff and Phelps Credit Rating Co.	42,825	1,279	1,415
Dean Witter Discover and Co.	17,390	1,381	1,578
E. W. Blanch Holdings, Inc.	20,850	546	575
*Fahnestock Viner Holdings Inc.			
Class A non-voting	74,150	1,364	1,472
Federal Home Loan Mortgage Corp.	195	23	29
Horace Mann Educators Corp.	29,080	1,393	1,608
Hilb, Rogal and Hamilton Co.	77,750	1,407	1,411
Integon Corp.	17,880	488	435
The John Nuveen Co.			
Class A Common	37,825	1,391	1,373
Kansas City Southern Ind. Inc.	21,105	1,283	1,301
Life RE Corp.	29,635	1,387	1,568
McDonald and Co. Investments	22,545	708	1,073
Merrill Lynch and Co. Inc.	14,195	1,353	1,584
Mid Ocean Ltd.	21,695	1,337	1,560
Morgan Keegan, Inc.	68,665	1,394	1,610
Orion Capital Corp.	11,630	908	974
Travellers Group Inc.	26,113	1,386	1,623
Pennecorp Financial Group, Inc.	18,025	784	889
Presidential Life Corp.	93,360	1,412	1,542
Reinsurance Group of America	3,850	201	248
Student Loan Marketing Association	5,140	631	655
Student Loan Corp.	24,080	1,143	1,229
		25,949	29,076
Industrial Products			
*Agrium Inc.	18,395	339	344
AK Steel Holding Corp.	26,165	1,354	1,420
Ametek, Inc.	24,725	656	753
Caterpillar Inc.	13,740	1,372	1,416
Ennis Business Forms	91,095	1,370	1,404
Eastman Chemical Co.	17,290	1,298	1,308
Georgia Gulf Corp.	31,425	1,250	1,157
Harsco Corp.	5,700	509	535
Kaydon Corp.	8,250	455	532
Raytheon Co.	1,380	86	91
Standex International Corp.	15,015	605	632
TriMas Corp.	1,920	55	63
Union Carbide Corp.	23,110	1,386	1,294
Varian Associates Inc.	21,380	1,371	1,490
		12,106	12,439

	(in thousands)		
	No. of Shares	Average Cost	Market Value
Common Stock (continued)			
Merchandising			
The Limited, Inc.	54,975	\$ 1,406	\$ 1,384
Metals and Minerals			
Cleveland Cliffs, Inc.	23,315	1,289	1,449
Phelps Dodge Corp.	15,840	1,386	1,464
		2,675	2,913
Oil and Gas			
Holly Corp.	28,405	1,009	1,041
Transportation and Environmental Services			
Atlantic Southeast Airlines, Inc.	46,370	1,393	1,389
Dames and Moore, Inc.	49,750	911	997
		2,304	2,386
Utilities			
Southwestern Public Service Co.	2,960	132	143
†Telefonos de Mexico SA de CV GDR	3,500	148	158
		280	301
Total Investments		\$ 55,451	\$ 60,052
Net Assets:			
Total investments			\$ 60,052
Short term debt instruments			4,784
Cash and other net assets			118
			\$ 64,954

* Canadian Investments.

† Global Depository Receipts - Mexican Investments.

Investors Special Fund

Statement of Investments, as at December 31, 1996

	(in thousands)		
	No. of Shares	Average Cost	Market Value
Common Stock			
Computer			
*Adaptec Inc.	105,600	\$ 1,273	\$ 5,785
*CFM Technologies Inc.	66,500	764	1,890
DY 4 Systems Inc.	379,400	3,596	3,472
*Evans and Sutherland Computers Corp.	140,200	4,435	4,800
GEAC Computer Corp. Ltd.	250,000	4,719	6,850
*Intel Corp.	35,000	5,226	6,277
		20,013	29,074
Conglomerates			
Canadian Pacific Ltd.	254,000	5,038	9,157
Consumer Products			
*Chrysler Corp.	76,304	2,093	3,448
*Gtech Holdings Corp.	124,500	4,870	5,456
Maple Leaf Foods Inc.	826,800	5,145	7,648
*Mattel, Inc.	137,656	3,261	5,232
*Nabisco Holdings Corp. Class A	58,200	2,191	3,099
*Philip Morris Co. Inc.	84,600	7,529	13,079
The Seagram Co. Ltd.	100,000	4,202	5,425
		29,291	43,387
Financial Services			
Bank of Montreal	225,000	6,353	9,810
The Bank of Nova Scotia	185,500	5,204	8,505
Canadian Imperial Bank of Commerce	140,000	4,255	8,463
*Capital One Financial Corp.	190,200	5,234	9,378
*Chase Manhattan Corp.	66,024	4,419	8,071
*Chubb Corp.	90,000	5,631	6,625
*Citicorp	40,000	1,624	5,643
*CMAC Investment Corp.	150,000	2,545	7,550
Royal Bank of Canada	176,600	4,967	8,494
*Signet Banking Corp.	190,000	6,661	8,002
The Toronto-Dominion Bank	150,000	3,161	5,280
		50,054	85,821
Gold and Silver			
Aber Resources	207,400	4,622	3,858
Barrick Gold Corp.	40,200	1,567	1,578
Prime Resources Group Inc.	511,200	4,611	4,959
*Santa Fe Pacific Gold Corp.	226,300	3,676	4,765
Vengold Inc.	1,160,600	2,240	1,926
Vengold Inc. Series B Warrants	427,500	107	299
		16,823	17,385
Health Care			
*Columbia HCA/Healthcare Corp.	124,100	3,237	6,926
Industrial Products			
*Acme Metals Inc.	184,500	4,636	4,896
Agrium Inc.	414,900	3,765	7,759
*Amphenol Corp. Class A	143,200	4,188	4,364
Asia-Pacific Resources Ltd.	337,200	3,010	2,782
*AVX Corp.	147,900	5,539	4,355
*Belden Inc.	124,500	3,275	6,309
*Bethlehem Steel	383,000	4,226	4,721
Bombardier Inc.			
Class B Sub. Voting	295,700	4,168	7,481
*Corning Inc.	29,600	1,275	1,875

* United States Investments

	(in thousands)		
	No. of Shares	Average Cost	Market Value
Common Stock (continued)			
Industrial Products (continued)			
Harris Steel Group Inc.			
Class A non-voting	197,600	\$ 2,127	\$ 1,788
*Kemet Corp.	123,500	2,275	3,933
*Lucasvarity ADR	50,170	2,532	2,611
Newbridge Networks Corp.	129,600	3,382	5,035
Nova Corp.	409,800	5,269	4,979
Premdor Inc.	400,000	5,060	5,160
Sherritt International Corp.			
Restricted voting	500,000	4,150	4,050
*Titanium Metals Corp.	224,300	7,815	10,099
*Vishay Intertechnology Inc.	78,842	1,680	2,510
		68,372	84,707
Merchandising			
*Dominick's Supermarkets	163,100	4,206	4,859
*Intimate Brands Inc.	197,000	4,621	4,587
*Vons Companies Inc.	55,000	1,466	4,510
		10,293	13,956
Metals and Minerals			
Alcan Aluminium Ltd.	105,000	4,950	4,856
*Alumax Inc.	71,000	2,667	3,245
*Asarco Inc.	99,800	3,752	3,400
Cameco Corp.	94,400	2,860	5,183
Cameco Corp. Instalment Receipts	36,700	1,385	637
*Freepport-McMoran Copper and Gold	128,900	5,445	4,965
Inco Ltd.	130,000	5,120	5,688
Noranda Inc.	188,100	5,063	5,746
Rio Algom Ltd.	66,600	1,845	2,038
Westmin Resources Ltd.	350,000	2,495	2,328
Westmin Resources Ltd. Instalment Receipts	395,000	1,199	1,035
		36,781	39,121
Mutual Funds			
Beta Gran Caribe Ltd. Partly Paid Units	40,000	1,125	1,023
Oil and Gas			
Canadian Natural Resources Ltd.	84,700	1,313	3,185
Canadian Occidental Petroleum	149,500	3,283	3,296
Elan Energy Inc.	251,400	2,805	3,017
Jordan Petroleum Ltd.	344,100	1,726	2,821
Northstar Energy Corp.	134,650	870	2,147
Penn West Petroleum Ltd.	279,700	1,812	3,916
Poco Petroleum Ltd.	362,500	3,544	4,749
Precision Drilling Corp. Class A	192,000	2,000	9,120
Renaissance Energy Ltd.	80,000	2,367	3,732
*Sun Company, Inc.	130,000	4,128	4,340
*Suncor Inc.	181,900	7,327	10,314
Talisman Energy Inc.	60,000	1,860	2,736
		33,035	53,373
Paper and Forest Products			
Abitibi-Price Inc.	348,400	6,558	7,560
Avenor Inc.	77,900	1,929	1,581
International Forest Products Ltd. Class A	535,300	6,650	5,755
MacMillan Bloedel Ltd.	100,000	1,805	1,795
		16,942	16,691

Investors Special Fund

Statement of Investments, as at December 31, 1996

		(in thousands)	
	No. of Shares	Average Cost	Market Value
Common Stock (continued)			
Pipelines			
TransCanada PipeLines Ltd.	280,000	\$ 6,736	\$ 6,720
Transportation and Environmental Services			
Canadian National Railway Co.	55,000	2,560	2,866
Utilities			
BCE Inc.	28,800	1,568	1,880
Rogers Cantel Mobile Communications Class B Sub. Voting	152,000	5,177	4,127
† Telefonos de Mexico SA de CV GDR	38,900	2,107	1,758
* Worldcom Inc.	67,400	1,412	2,406
		10,264	10,171
Total Investments		\$ 310,564	\$ 420,378
Net Assets:			
Total investments			\$ 420,378
Short term debt instruments			15,622
Cash and other net assets			2,819
			\$ 438,819

* United States Investments

† Global Depository Receipts - Mexican Investments.

Investors Global Fund

Statement of Investments, as at December 31, 1996

	(in thousands)		
	No. of Shares	Average Cost	Market Value
Common Stock			
Australia			
Broken Hill Proprietary Co.	130,040	\$ 2,227	\$ 2,535
Lihir Gold Ltd.	1,000,000	1,711	2,611
National Australia Bank Ltd.	200,682	1,840	3,231
QNI Ltd.	550,000	1,579	1,514
WMC Ltd.	202,845	1,867	1,750
		9,224	11,641
Austria			
Flughafen Wien AG	22,000	1,460	1,537
Voest-Alpine Stahl AG	25,000	1,161	1,219
VA Technologie AG	8,000	1,127	1,720
		3,748	4,476
Belgium			
Barco NV	10,000	2,143	2,366
Canada			
Toronto 35 Index Participation Units	2,480,500	71,066	78,260
China			
Henderson China Holding Ltd.	618,000	2,150	1,926
Denmark			
BG Bank AS	75,000	3,973	4,815
Carli Gry International AS	75,000	4,079	4,920
DSV AS	2,035	1,412	1,515
Inwear Group AS	25,000	1,443	1,495
Neurosearch AS	800	31	49
Novo-Nordisk AS B Shares	25,000	5,265	6,456
		16,203	19,250
Finland			
Cultor OY	50,000	3,036	3,532
Instrumentarium Group A	25,000	1,244	1,256
Kesko	20,800	469	402
Nokia AB A Shares	60,000	4,297	4,775
Pohjala Insurance Co. B Shares	25,000	745	767
Teitotendas Oy B Shares	25,000	2,020	2,839
		11,811	13,571
France			
Altran Technologies SA	8,000	2,745	3,521
Christian Dior SA	17,500	2,861	3,867
Dassault Systems SA	7,500	234	474
Societe Nationale Elf			
Aquitaine SA	17,100	1,939	2,132
Essilor International	17,000	2,844	7,068
Promodes	4,200	1,537	1,624
Salomon SA	20,000	1,588	2,350
Seita	56,551	2,260	3,239
SGS Thomson Microelectronics NV	38,000	1,948	3,682
Sanofi SA	49,350	3,568	6,723
Technip SA	40,000	3,080	5,143
Total Co. Francaise Des Petroles B Shares	10,000	783	1,114
		25,387	40,937
Germany			
Adidas AG	110,500	8,821	13,080
Apcoa Parking AG	40,000	3,078	5,874

	(in thousands)		
	No. of Shares	Average Cost	Market Value
Common Stock (continued)			
Germany (continued)			
Basf AG	80,500	\$ 4,034	\$ 4,247
Bayer AG	55,500	2,765	3,102
Berentzen-Gruppe AG Pfd.	60,000	2,969	3,097
Fresenius AG	10,000	1,252	2,830
Hoechst AG	100,000	3,654	6,470
Mannesmann AG	10,000	3,049	5,936
Puma AG	100,000	4,709	4,646
Veba AG	70,000	2,644	5,545
		36,975	54,827
Hong Kong			
CDL Hotels International	3,219,675	2,336	2,523
Cheung Kong Infrastructure	610,000	1,371	2,214
Cheung Kong Holdings	350,000	3,349	4,261
China Light and Power Co.	264,000	1,941	1,608
Hong Kong Aircraft Engineering	600,000	2,496	2,529
HSBC Holdings PLC	233,347	4,259	6,839
Hongkong Electric Holdings	400,000	1,901	1,820
Hutchison Whampoa	285,000	2,002	3,066
Kumagai Gumi (Hong Kong)	2,000,000	2,323	3,188
Pioneer Industries Holding	1,350,000	1,343	1,375
Sun Hung Kai Properties	300,000	3,366	5,034
Swire Pacific Ltd. A Shares	242,000	2,507	3,161
Tingyi (Cayman Islands) Holding Co.	4,480,000	1,509	1,606
Wing On Co. International Ltd.	480,000	718	761
		31,421	39,985
India			
Itc Ltd.	79,400	883	931
Larsen and Toubro Ltd.	150,000	1,446	1,257
State Bank of India GDR	32,000	616	761
		2,945	2,949
Indonesia			
PT Astra International Inc.	260,000	524	980
PT Fajar Surya Wisasa	1,600,000	1,680	951
PT Indonesia Satellite Corp F/R	300,000	1,562	1,131
PT Mustika Ratu	468,000	995	869
PT Mulia Industrindo	1,148,126	1,472	1,632
PT Semen Gresik	170,000	614	749
PT Pabrik Kertas Tjiwi Kimia	1,530,845	1,807	2,087
PT Tri Polyta Indonesia	95,000	1,794	813
PT United Tractors	675,000	2,028	1,938
		12,476	11,150
Italy			
Calp Cristalleria Artistica	430,000	3,058	2,096
Carraro SPA	150,000	1,053	940
Ente Nazionale Idrocarburi SPA	650,000	4,201	4,580
Fila Holdings SPA ADR	70,000	6,277	5,560
Safilo	175,000	2,560	4,132
Saes Getters SPA	100,000	1,645	2,148
Stet Societa Finanziaria Telefonica SPA	700,000	3,813	4,357
Telecom Italia Mobile SPA	900,000	1,210	1,789
		23,817	25,602
Japan			
Acom Co. Ltd.	91,000	3,639	5,318
Autobacs Seven Co. Ltd.	9,200	1,162	891
Canon Inc.	200,000	3,366	6,057

Investors Global Fund

Statement of Investments, as at December 31, 1996

	(in thousands)		
	No. of Shares	Average Cost	Market Value
Common Stock (continued)			
Japan (continued)			
Chain Store Okuwa Co. Ltd.	141,000	\$ 2,925	\$ 2,585
Chofu Seisakusho Co.	122,100	3,755	3,149
Chudenko Corp.	104,000	4,760	4,109
Daiwa Securities Co. Ltd.	162,000	2,700	1,974
Danto Corp.	241,000	3,783	3,222
Fanuc	75,000	4,232	3,292
Fuji Photo Film Ordinary	141,000	4,561	6,372
Fukuda Denshi	210,000	7,106	6,397
Godo Steel	278,000	2,567	1,750
Hitachi Ltd.	331,000	4,826	4,229
Inaba Denkisangyo Co.	66,000	2,285	1,733
Isewan Terminal Service	277,000	2,320	2,009
Itariyard Co.	48,400	1,564	1,792
Ito-Yokado Co. Ltd.	72,000	2,793	4,293
Kahma Co. Ltd.	77,700	1,930	1,305
Kuraya Corp.	164,000	3,438	2,949
Kyocera Corp.	56,000	4,723	4,783
Kyushu Electric Power	64	2	2
Mitsubishi Heavy Industries Ltd.	522,000	4,290	5,681
Mitsui Fudosan	300,000	4,481	4,117
Miura	204,000	4,352	3,548
Nifco Inc.	300,000	4,928	4,294
Nishimatsu Construction	229,000	3,312	2,736
Nisshin Steel Co. Ltd.	677,000	3,550	2,491
Sanoh Industrial	273,000	3,147	2,506
Sanyo Shinpan Finance Co. Ltd.	71,700	7,030	6,150
Sekisui Chemical Co.	422,000	5,813	5,841
Suzuki Motor Co. Ltd.	455,000	6,630	5,706
Taikisha Ltd.	99,000	2,523	1,839
Toppan Printing Co. Ltd.	300,000	5,234	5,146
Wakita and Co.	249,000	5,035	4,124
Yamaichi Securities	456,000	4,649	2,778
Yamatake-Honeywell Co. Ltd.	125,000	2,968	2,765
York-Benimaru	49,500	2,483	1,891
Yurtec Corp.	140,225	3,424	2,604
		142,286	132,428
Malaysia			
IJM Corp. BHD	750,000	1,949	2,421
Leader Universal Holdings BHD	450,000	2,045	1,294
Malaysia Mining Corp.	438,000	672	694
Malayan Banking BHD	250,000	1,325	3,798
Malaysia International Shipping Corp.	749,667	2,991	3,050
Resorts World BHD	400,000	3,220	2,495
Sime Darby BHD - Malaysia	500,000	1,124	2,699
Sungei Way Holdings BHD	548,000	1,606	2,230
Sungei Way Holdings BHD Rights	54,800	-	104
		14,932	18,785
Netherlands			
Axicon Group NV	30,000	1,100	896
Cap Gemini NV	50,000	1,363	1,989
Heineken NV	7,500	491	1,817
Internationale Nederlanden Groep NV	125,000	3,255	6,161
Koninklijke Ahold NV	75,000	5,228	6,419
Nutricia Verenigde Bedrijven NV	27,000	4,213	5,616
Toolex Alpha NV	56,000	1,832	815
Vendex International NV	25,000	1,446	1,464
Ver Ned Uitgeversbedr			
Ver Bezit NV	300,000	5,215	8,582
		24,143	33,759

	(in thousands)		
	No. of Shares	Average Cost	Market Value
Common Stock (continued)			
New Zealand			
Air New Zealand Ltd. Class B	381,818	\$ 1,494	\$ 1,417
Brierley Investment Ltd.	2,450,000	2,482	3,103
		3,976	4,520
Norway			
Ark ASA	362,400	2,721	3,506
Blom ASA	63,500	2,124	2,450
Merkantildata ASA	238,400	2,610	5,996
Narvesen ASA	1,000	30	41
Nera ASA	68,000	1,652	4,035
Orkla ASA B Shares	49,760	4,010	4,322
Smedvig ASA A Shares	105,000	3,116	3,160
		16,263	23,510
Philippines			
Aboitiz Equity Ventures Inc.	6,251,700	1,287	864
Manila Electric Co.	121,264	1,157	1,360
		2,444	2,224
Singapore			
Development Bank of Singapore Ltd.	100,000	831	1,851
Hongkong Land Holdings Ltd.	1,039,785	2,927	3,959
Jardine Matheson Holdings Ltd.	527,504	5,431	4,768
Keppel Corp.	200,000	1,149	2,135
Overseas-Chinese Banking Corp. Ltd.	110,000	1,603	1,875
Singapore Airlines Ltd.	180,000	2,010	2,239
Straits Steamship Land	274,000	1,215	1,202
Wing Tai Holdings Ltd.	1,000,000	2,761	3,917
		17,927	21,946
South Korea			
Bank of Seoul	108,000	1,524	746
Cho Hung Bank Co. Ltd.	39,100	715	441
Dong Won Securities	41,000	1,310	601
Inchon Iron and Steel Co.	22,000	1,308	487
Inchon Iron and Steel Co. (New)	9,446	233	206
Korea Electric Power Corp.	38,000	1,948	1,520
Korea Reinsurance	24,996	1,215	996
Korea Reinsurance (New)	5,874	234	209
Ssangyong Oil Refining Co.	40,000	1,592	1,203
		10,079	6,409
Spain			
Banco Central Hispanoamer SA	55,000	1,764	1,936
Gas Natural SDG	5,000	1,348	1,594
Prosegur Comp. Seguridad Reg.	154,270	1,412	1,954
Sol Melia, SA	5,600	161	275
Tabacalera SA A Shares	30,000	1,895	1,770
		6,580	7,529
Sweden			
Assa Abloy AB B Shares	225,000	3,837	5,604
Astra AB A Shares	75,000	4,485	5,077
Bure Investment Aktiebolaget	200,000	2,284	3,254
Dahl International AB	33,400	607	959
Enator AB	83,000	2,444	2,909
Enator Rights	20,000	-	279
Frontec AB B Shares	61,000	603	1,446
Lindex AB	50,000	1,284	1,607

Investors Global Fund

Statement of Investments, as at December 31, 1996

	(in thousands)		
	No. of Shares	Average Cost	Market Value
Common Stock (continued)			
Sweden (continued)			
Nobelpharma AB	7,200	\$ 139	\$ 173
Nordbanken AB	54,000	2,055	2,240
OM Gruppen AB	44,400	782	1,828
Sparbanken Sverige AB A Shares	165,000	3,327	3,877
Swedish Match AB	1,600,000	7,105	7,713
		28,952	36,966
Switzerland			
Disetronic Holding AG	40	59	121
Fotolabo SA	8,000	4,598	4,256
Novartis AG Reg.	10,333	12,773	16,166
Roche Holding AG Genusss	400	3,193	4,263
		20,623	24,806
Thailand			
Bank of Ayudhya PCL	294,950	2,214	953
Bangkok Bank Co. Ltd.	145,000	2,808	1,921
Industrial Finance Corp. of Thailand	300,000	857	1,097
National Petrochemical PCL	1,000,000	3,472	1,055
Siam Cement PCL	61,400	2,303	2,637
Thai Farmers Bank PCL	200,000	473	1,709
		12,127	9,372
United Kingdom			
Bass PLC	140,000	1,914	2,696
Barclays PLC	240,000	5,002	5,640
British Land PLC	490,000	4,433	5,942
The British Petroleum Co. PLC	270,000	2,551	4,436
British Aerospace PLC	160,000	1,770	4,803
British Telecommunications PLC	315,000	2,877	2,918
Burmah Castrol PLC	95,000	2,105	2,453
Dixons Group PLC	350,000	3,718	4,457
Electrocomponents PLC	305,000	1,709	3,319
Eidos PLC	80,000	1,325	1,360
General Electric Co. PLC	340,000	2,389	3,054
IMI PLC	450,000	3,827	3,963
Legal and General Group PLC	605,000	4,300	5,279
Lloyds TSB Group PLC	150,000	1,496	1,515
Rolls-Royce PLC	750,000	4,163	4,530
Royal and Sun Alliance Insurance PLC	540,000	5,045	5,649
Safeway PLC	530,000	4,220	5,034
Smithkline Beecham PLC Ordinary	250,000	2,754	4,746
WPP Group PLC	650,000	1,703	3,857
		57,301	75,651
United States			
Aflac Inc.	300,000	4,915	17,565
Alleghany Corp.	38,325	8,477	11,128
American Express Co.	248,300	11,669	19,214
Brown-Forman Corp. Class B	65,700	3,283	4,117
Berkshire Hathaway Inc. Class A	340	14,862	15,879
Dean Witter Discover & Co.	236,300	17,551	21,441
American Media Inc. Class A	109,800	2,216	884
Federal National Mortgage Association	750,800	16,610	38,304
Federal Home Loan Mortgage Corp.	307,000	19,318	46,304
Greenpoint Financial Corp.	465,000	16,929	30,251
The Interpublic Group of Co. Inc.	79,800	2,751	5,191
Life RE Corp.	137,000	6,383	7,247
Leucadia National Corp.	36,200	1,270	1,326

	(in thousands)		
	No. of Shares	Average Cost	Market Value
Common Stock (continued)			
United States (continued)			
Mattel Inc.	186,662	\$ 5,594	\$ 7,094
Philip Morris Co. Inc.	203,900	18,381	31,522
The News Corp. Ltd. voting ADR	812,900	19,552	19,623
The Progressive Corp. of Ohio	231,850	13,584	21,394
Student Loan Marketing Association	221,600	10,102	28,264
The Topps Co. Inc.	661,800	4,652	3,626
UST Inc.	478,000	19,370	21,195
		217,469	351,569
Vietnam			
Beta Vietnam Fund	100,000	1,292	1,096
Beta Vietnam Fund Warrants	20,000	46	75
		1,338	1,171
Total Investments		\$ 825,806	\$ 1,057,585
Net Assets:			
Total investments			\$ 1,057,585
Short term debt instruments			62,728
Cash and other net assets			32,597
			\$ 1,152,910

Investors European Growth Fund

Statement of Investments, as at December 31, 1996

		(in thousands)	
	No. of Shares	Average Cost	Market Value
Common Stock			
Austria			
Oesterr Elekt (verbund) AG	35,000	\$ 2,939	\$ 3,589
VA Technologie AG	22,000	2,877	4,731
		5,816	8,320
Croatia			
Pliva DD GDR	20,000	975	1,452
France			
Axa SA	115,000	7,924	10,019
Carrefour Supermarche	12,500	7,257	11,141
Compagnie Generale Des Eaux	74,000	12,277	12,562
Societe Nationale Elf			
Aquitaine SA	160,000	17,914	19,950
Legrand	36,860	5,718	8,602
LVMH Moet Hennessy Louis Vuitton	40,000	9,831	15,302
L'Oreal	11,750	2,843	6,061
Cie Financiere de Paribas - A	110,000	9,528	10,190
Compagnie De Saint - Gobain	74,000	13,782	14,339
Sanofi SA	30,000	1,914	4,087
Societe Generale Ordinary	90,000	14,349	13,329
		103,337	125,582
Germany			
Basf AG	225,000	11,627	11,871
Bayer AG	350,000	11,604	19,562
Bayerische Motoren Werke AG	12,000	8,323	11,460
Commerzbank AG	390,000	12,956	13,572
Mannesmann AG	34,000	13,485	20,183
Siemens AG	100,000	6,698	6,452
Veba AG	205,000	8,966	16,238
Volkswagon AG Ordinary	20,000	10,308	11,392
		83,967	110,730
Hungary			
Egis RT	16,000	1,000	1,281
Gedeon Richter RT	10,500	597	841
Otp Bank RT GDR	51,000	789	1,263
Pannonplast RT	15,000	609	756
Pick Szeged RT	4,000	261	324
		3,256	4,465
Ireland			
Bank of Ireland	1,000,000	6,399	12,374
CRH PLC	680,000	6,719	9,458
		13,118	21,832
Italy			
Ente Nazionale Idrocarburi SPA	1,250,000	7,605	8,808
Istituto Mobiliare Italiano SPA	800,000	8,533	9,348
Stet Societa Finanziaria			
Telefonica SPA	1,700,000	9,430	10,581
Telecom Italia SPA	1,750,000	5,304	6,226
		30,872	34,963
Netherlands			
ABN Amro Holdings NV	220,000	13,435	19,594
Koninklijke Ahold NV	125,000	5,293	10,697
Ihc Caland NV	119,000	6,160	9,307
Internationale Nederlanden			
Groep NV	295,000	9,812	14,540
Nutricia Verenigde Bedrijven	25,000	2,609	5,200
Philips Electronics	350,000	18,145	19,414
Royal Dutch Petroleum Co. NV	85,000	13,287	20,402
Unilever NV	61,000	11,422	14,646
Wolters Kluwer Groep NV	55,000	5,254	10,002
		85,417	123,802

		(in thousands)	
	No. of Shares	Average Cost	Market Value
Common Stock (continued)			
Norway			
Norsk Hydro ASA	155,000	\$ 9,844	\$ 11,529
Poland			
Bank Przemyslowo-handlowy SA	9,000	759	796
Bank Rozwoju Eksportu SA	15,000	513	617
Bydgoska Fabryka Kabli SA	115,000	807	963
Elektrim SA	95,493	1,160	1,187
		3,239	3,563
Portugal			
Portugal Telecom S.A. Ordinary	120,000	3,908	4,687
Spain			
Iberdrola SA	550,000	8,444	10,681
Banco Popular Espanol	36,000	7,211	9,689
Telefonica De Espana	500,000	13,860	15,912
		29,515	36,282
Sweden			
Dahl International AB	32,100	568	922
Electrolux AB B Free Shares	105,000	8,392	8,351
L.M. Ericsson Class B Free Shares	375,000	14,293	15,893
Nordbanken AB	225,000	6,144	9,332
Sandvik AB-B Shs	169,300	5,360	6,291
		34,757	40,789
Switzerland			
ABB AG	10,600	14,002	18,059
Credit Suisse Group Reg.	70,000	9,991	9,848
Nestle SA Reg.	6,600	7,360	9,704
Novartis AG Reg.	14,600	15,043	22,841
Swiss Reinsurance Co. AG Reg.	7,000	10,183	10,235
		56,579	70,687
United Kingdom			
British Airways PLC	950,000	9,013	13,525
Bass PLC	900,000	10,772	17,330
Blue Circle Industries PLC	1,750,000	14,730	14,571
Barclays PLC	950,000	12,355	22,326
The British Petroleum Co. PLC	1,200,000	10,550	19,715
British Aerospace PLC	730,000	7,965	21,915
British Sky Broadcasting Group PLC	500,000	6,088	6,145
British Telecommunications PLC	2,100,000	18,305	19,455
Burmah Castrol PLC	320,000	6,860	8,263
Dixons Group PLC	1,150,000	12,554	14,646
General Electric Co. PLC	1,700,000	11,773	15,271
Grand Metropolitan PLC	500,000	5,257	5,394
Land Securities PLC	1,100,000	15,823	19,272
Legal and General Group PLC	2,125,000	10,242	18,540
Lloyds TSB Group PLC	1,050,000	10,502	10,602
Marks and Spencer PLC	650,000	7,012	7,485
Reuters Holdings PLC	650,000	9,382	11,457
Rentokil Group PLC	1,000,000	6,681	10,343
Rolls-Royce PLC	2,000,000	11,030	12,079
Royal and Sun Alliance Insurance PLC	1,750,000	16,915	18,306
Safeway PLC	2,050,000	17,250	19,472
Siebel PLC	600,000	6,906	15,254
Smithkline Beecham PLC Ordinary	1,069,001	9,759	20,296
Smiths Industries PLC	860,000	9,028	16,176
		256,752	357,838
Total Investments		\$ 721,352	\$ 956,521
Net Assets:			
Total investments			\$ 956,521
Cash and other net assets			22,400
			\$ 978,921

Investors Pacific International Fund

Statement of Investments, as at December 31, 1996

	(in thousands)		
	No. of Shares	Average Cost	Market Value
Common Stock			
Australia			
Amcort Ltd.	1,050,000	\$ 8,811	\$ 9,241
The Broken Hill Proprietary Co. Ltd.	1,558,678	23,594	30,386
Boral Ltd.	1,700,000	6,824	6,621
Mayne Nickless Ltd.	440,000	3,385	4,117
National Australia Bank Ltd.	1,170,361	10,735	18,844
Pacific Dunlop Ltd.	2,652,537	13,570	9,234
Plutonic Resources Ltd.	1,855,130	12,383	11,806
WMC Ltd.	2,296,573	14,003	19,812
		93,305	110,061
China			
Henderson China Holdings Ltd.	5,196,000	17,680	16,195
Luoyang Glass Co. Ltd. Class H	11,152,000	6,339	4,690
		24,019	20,885
Hong Kong			
CDL Hotels International Ltd.	16,355,454	11,737	12,816
Cheung Kong Infrastructure Holdings Ltd.	6,000,000	13,478	21,782
Cheung Kong (Holdings) Ltd.	4,500,000	21,711	54,787
China Light and Power Co. Ltd.	1,000,000	6,464	6,092
Great Eagle Holdings Ltd.	2,198,618	6,832	12,420
Hong Kong Aircraft Engineering Co. Ltd.	1,706,400	5,178	7,192
HSBC Holdings PLC	2,450,396	27,692	71,816
Hongkong Electric Holdings Ltd.	3,500,000	11,766	15,929
Hong Kong			
Telecommunications Ltd.	2,500,000	6,849	5,512
Hutchison Whampoa Ltd.	3,940,000	12,748	42,387
Kumagai Gumi (Hong Kong) Ltd.	3,656,000	4,433	5,827
Sun Hung Kai Properties Ltd.	1,100,000	7,283	18,457
Swire Pacific Ltd. Class A	1,845,000	9,929	24,096
Swire Pacific Ltd. Class B	5,175,000	5,300	10,722
Tingyi Holding Corp.	40,482,000	13,599	14,517
Wing On Co. International Ltd.	5,950,000	12,501	9,431
		177,500	333,783
India			
Bajaj Auto Ltd. GDR	66,250	2,194	3,085
Great Eastern Shipping Co. GDR	150,000	3,208	1,129
The Himalayan Fund	303,587	3,538	5,364
Hindalco Industries Ltd. GDR	84,000	1,154	2,819
ITC Ltd. GDR	135,000	1,695	1,918
ITC Ltd.	622,900	6,844	7,302
Larsen and Toubro Ltd.	800,000	7,223	6,704
State Bank of India GDR	286,000	5,507	6,804
		31,363	35,125
Indonesia			
PT Astra International Inc.	4,303,000	9,128	16,222
PT Bank International Indonesia	11,374,934	4,098	15,339
PT Fajar Surya Wisesa	5,019,500	4,770	2,984
PT Indocement Tunggal Prakarsa	1,160,000	1,968	2,422
PT Indonesia Satellite Corp.	1,500,000	8,067	5,655
PT Indah Kiat Pulp and Paper	9,163,894	6,077	9,168
PT Indah Kiat Pulp and Paper Warrants	901,071	-	379
PT Mulia Industrindo	12,864,600	15,180	18,281
PT Mustika Ratu	3,588,000	7,161	6,659
PT Pabrik Kertas Tjiwi Kimia	6,103,845	5,812	8,320
PT Panin Indonesia Bank	1,750,000	1,971	2,741
PT Semen Cibinong	1,220,000	5,269	4,706
PT Semen Gresik	1,800,000	5,116	7,934

	(in thousands)		
	No. of Shares	Average Cost	Market Value
Common Stock (continued)			
Indonesia (continued)			
PT Tira Austenite	610,000	\$ 1,157	\$ 478
PT United Tractors	2,533,500	6,788	7,273
		82,562	108,561
Malaysia			
Cement Industries of Malaysia BHD	1,011,000	2,158	4,169
DCB Holdings BHD	1,000,000	1,841	4,693
IJM Corp. BHD	2,900,000	6,595	9,361
Malaysia Mining Corp.	1,105,000	1,685	1,751
Malayan Banking BHD	1,650,000	6,380	25,065
Malaysia International Shipping Corp. BHD	5,253,333	14,728	21,375
Malaysian Oxygen BHD	700,000	2,327	4,937
Perlis Plantations BHD	1,250,000	2,894	5,324
Public Bank BHD	5,900,000	4,980	17,125
Resorts World BHD	1,840,000	14,816	11,480
Sime Darby BHD	4,000,000	7,254	21,592
Sungei Way Holdings BHD	2,438,000	6,848	9,920
Sungei Way Holdings BHD Rights	243,800	-	463
Tenaga Nasional BHD	1,200,000	6,228	7,877
United Engineers (Malaysia) Ltd. BHD	2,149,000	5,109	26,581
		83,843	171,713
New Zealand			
Air New Zealand Ltd. Class B	1,473,818	6,065	5,471
Brierley Investment Ltd.	17,509,000	16,259	22,172
Carter Holt Harvey Ltd.	2,400,000	4,925	7,447
Fletcher Challenge Forest Ltd.	1,900,000	3,849	4,353
Fletcher Challenge Paper	2,937,500	6,793	8,263
		37,891	47,706
Philippines			
Manila Electric Co. Class B	1,651,000	2,912	18,513
Philippine Long Distance Telecom ADR	160,000	9,422	11,176
		12,334	29,689
Singapore			
City Developments Ltd.	1,109,232	2,264	13,688
Cycle and Carriage Ltd.	500,000	2,581	8,373
Development Bank of Singapore Ltd.	899,625	9,290	16,652
Hongkong Land Holdings Ltd.	4,971,081	9,509	18,927
Jardine Matheson Holdings Ltd.	2,181,989	23,455	19,724
Keppel Corp. Ltd.	1,500,000	9,307	16,012
Overseas Chinese Banking Corp. Ltd.	708,400	6,341	12,071
Overseas Union Bank	770,000	5,156	8,144
Singapore Airlines Ltd.	1,200,000	9,180	14,925
Singapore Land Ltd.	1,517,000	8,271	11,514
Straits Steamship Land Ltd.	2,410,000	10,654	10,574
United Overseas Bank Ltd.	808,500	6,302	12,352
Wing Tai Holdings Ltd.	4,207,500	4,875	16,482
		107,185	179,438
South Korea			
Bank of Seoul	1,513,286	21,427	10,457
Cho Hung Bank Co. Ltd.	246,232	4,236	2,775
Dongbu Steel Co.	80,000	3,840	1,639
Hyundai Motor Co. Ltd.	60,000	2,407	760
Korea Electric Power Corp.	589,000	19,241	23,560
Korea Exchange Bank	360,032	6,359	4,478

Investors Pacific International Fund

Statement of Investments, as at December 31, 1996

		(in thousands)	
	No. of Shares	Average Cost	Market Value
Common Stock (continued)			
South Korea			
Korea Reinsurance	214,000	\$ 12,849	\$ 8,525
Korea Reinsurance (New)	50,295	2,005	1,791
LG Chemical Ltd.	529,480	13,314	7,017
Samsung Electronic Co. Ltd.	22,003	4,643	1,628
Samsung Electronic Co. Ltd. (New)	6,631	-	468
Samsung Electronic Co. Ltd. GDR 1/2 voting	2,582	56	156
Samsung Electronic Co. Ltd. GDS 96 voting	778	-	35
		90,377	63,289
Sri Lanka			
John Keells Holdings Ltd.	1,284,998	7,280	6,091
Taiwan			
Acer Inc.	2,620,000	5,565	6,594
Asia Cement Corp.	1,765,500	3,959	4,400
Cathay Life Insurance Co. Ltd.	611,800	3,255	5,336
China Steel Corp.	1,245,000	1,320	1,601
China Steel Corp. GDS	350,000	9,973	9,617
Collins Co. Ltd.	2,485,000	2,653	3,245
Nan Ya Plastics Corp.	1,660,870	3,222	5,422
Shinkong Synthetic Fiber	4,302,100	4,326	4,460
		34,273	40,675
Thailand			
Bank of Ayudhya PCL	736,250	2,148	2,379
Bangkok Bank Co. Ltd.	482,000	3,570	6,385
Electricity Generating PCL	1,282,380	3,265	4,795
Industrial Finance Corp. of Thailand	1,681,000	5,569	6,150
Juldis Development Co. Ltd.	550,000	3,382	353
Krung Thai Bank PCL	1,066,780	2,491	2,820
Regional Container Line PCL	283,312	2,653	3,722
Siam Cement PCL	316,500	12,551	13,591
Siam Commercial Bank PCL	880,500	2,568	8,747
Siam City Cement PCL	800,000	8,900	5,811
Shinawatra Computer Co. PCL	164,000	1,868	2,715
Sino Thai Engineering & Construction Co.	165,000	2,057	590
Thai Farmers Bank PCL	754,850	2,387	6,451
		53,409	64,509
Vietnam			
Beta Vietnam Fund	300,000	3,710	3,287
Beta Vietnam Fund Warrants	60,000	132	226
		3,842	3,513
Total Investments		\$ 839,183	\$ 1,215,038
Net Assets:			
Total investments			\$ 1,215,038
Short term debt instruments			21,018
Cash and other net assets			13,402
			\$ 1,249,458

Investors Japanese Growth Fund

Statement of Investments, as at December 31, 1996

		(in thousands)	
	No. of Shares	Average Cost	Market Value
Common Stock			
Communications and Media			
Toppan Printing Co. Ltd.	1,350,000	\$ 24,364	\$ 23,157
Consumer Products			
Exedy Corp.	575,600	13,097	9,805
Fuji Photo Film Co. Ltd.	724,000	19,385	32,718
Mikuni Coca-Cola Bottling Co. Ltd.	364,000	6,489	6,455
Sanyo Coca-Cola Bottling Co. Ltd.	312,000	6,188	5,721
Suzuki Motor Co. Ltd.	1,327,000	21,516	16,640
Toyota Motor Corp.	518,000	11,768	20,406
		78,443	91,749
Financial Services			
Acom Co. Ltd.	400,000	17,131	23,376
Mitsui Trust & Banking Co. Ltd.	966,000	13,415	10,342
Sanyo Shinpan Finance Co. Ltd.	180,700	18,330	15,498
The Seventy-seven (77) Bank Ltd.	448,000	6,021	5,035
Yamaichi Securities	2,292,000	22,185	13,965
		77,082	68,216
Health Care			
Eisai Co. Ltd.	287,000	6,308	7,741
Fukuda Denshi Co. Ltd.	293,000	9,901	8,925
Kuraya Corp.	423,800	9,668	7,621
Sankyo Co. Ltd.	341,000	6,895	13,232
		32,772	37,519
Industrial Products			
Amada Metreco Co. Ltd.	342,000	6,830	4,289
Canon Inc.	518,000	7,527	15,688
Danto Corp.	730,800	11,132	9,769
Fanuc Ltd.	233,000	12,264	10,226
Godo Steel Ltd.	323,000	2,687	2,033
Hitachi Ltd.	1,961,000	19,684	25,055
Kawasaki Steel Container Co. Ltd.	2,800,000	14,552	11,030
Kyocera Corp.	132,000	9,273	11,274
Mabuchi Motor Co. Ltd.	99,500	4,845	6,862
Matsushita Electric Industrial Co. Ltd.	430,000	10,709	9,614
Mitsubishi Heavy Industries Ltd.	2,395,000	22,464	26,066
Miura Co. Ltd.	612,000	13,124	10,643
Mori Seiki Co. Ltd.	517,000	13,063	9,786
Nichicon Corp.	489,000	9,248	7,752
Nifco Inc.	695,000	11,033	9,948
Nisshin Steel Co. Ltd.	2,754,000	14,227	10,132
NTN Corp.	398,000	3,659	2,966
Shin-Etsu Chemical Co. Ltd.	100,000	2,591	2,496
Yamatake-Honeywell Co. Ltd.	418,000	10,386	9,248
		199,298	194,877
Merchandising			
Autobacs Seven Co. Ltd.	65,500	8,271	6,346
Ito-Yokado Co. Ltd.	326,000	7,353	19,437
Kamei Corp.	405,000	6,966	5,510
Sangetsu Co. Ltd.	266,000	8,816	7,615
Wakita & Co.	377,000	8,454	6,244
York-Benimaru	229,400	11,680	8,767
		51,540	53,919

		(in thousands)	
	No. of Shares	Average Cost	Market Value
Common Stock (continued)			
Paper and Forest Products			
Nippon Paper Industries	1,423,000	\$ 13,752	\$ 9,090
Real Estate and Construction			
Chudenko Corp.	229,000	11,288	9,048
Nishimatsu Construction Co. Ltd.	758,000	11,021	9,057
Mitsui Fudosan Co. Ltd.	1,142,000	18,442	15,671
Sekisui Chemical Co. Ltd.	1,866,000	25,874	25,827
Taikisha Ltd.	312,000	7,790	5,795
Toc	1,130,000	15,348	13,769
		<u>89,763</u>	<u>79,167</u>
Utilities			
Hokkaido Electric Power Co. Inc.	302,940	10,402	8,171
Kyushu Electric Power Co. Inc.	275,528	9,821	7,334
		<u>20,223</u>	<u>15,505</u>
Total Investments		\$ 587,237	\$ 573,199
Net Assets:			
Total investments			\$ 573,199
Short term debt instruments			56,756
Cash and other net assets			4,942
			<u>\$ 634,897</u>

Investors Latin American Growth Fund

Statement of Investments, as at December 31, 1996

		(in thousands)		
	No. of Shares		Average Cost	Market Value
Common Stock				
Argentina				
Banco Frances del Rio de la Plata SA	57,580	\$	624	\$ 738
Buenos Aires Embotelladora SA ADR	6,000		48	31
Centrol Costanera ADR	8,100		351	341
Disco SA ADR	10,700		327	414
Perez Companc SA ADR	23,000		402	445
Quilems Industrial SA ADR	20,300		285	254
Siderar SA ADR	12,600		372	401
Telefonica de Argentina SA ADR	19,000		647	673
Yacimientos Petroleos Fiscales SA ADR	14,000		447	484
			3,503	3,781
Brazil				
Aracruz Cellulose SA ADR	38,000		434	429
Banco Itau SA	887,000		499	526
Centrais Eletricas de Santa Catina SA GDR	4,225		488	540
Companhia Cimento Portland Itau	1,012,000		440	457
Companhia Energetica de Minas Gerais ADR	26,300		1,137	1,225
Companhia de Tecidos Note De Mina	540,000		260	236
Companhia Paranaense de Energia	28,000,000		389	406
Companhia Vale do Rio Doce ADR	14,690		399	387
Elevadores Atlas	12,500		184	166
Globex Utilidades SA	20,000		486	446
Light Participacoes	1,840,000		472	611
Multicanal Participacoes SA ADR	5,450		102	96
Petroleo Brasileiro SA	2,900,000		500	633
Telecomunic Brasileiras SA	3,200,000		302	314
Telecomunic Brasileiras SA ADR	10,100		1,050	1,058
Telecomunicacoes do Rio De Janeiro SA	4,200,000		636	728
Telecomunicacoes de Sao Paulo SA	3,246,000		834	963
Usinas Sederurgicas de Minas Gerais SA	41,500		583	581
			9,195	9,802
Chile				
Banco Santander Chile ADS	22,700		426	466
Cia Cerveceria Unidas ADR	8,300		231	183
Companhia de Telecomunicaciones de Chile SA ADR	6,400		846	886
Enersis SA ADR	8,000		329	304
Santa Isabel SA ADR	9,700		350	301
Quimica Minera Chile SA ADR	5,800		432	430
			2,614	2,570
Columbia				
Banco Industrial Colombiano ADR	10,600		258	300
Mexico				
Acer Computec Latino America SA de CV	10,000		232	239
Cemex SA ADR B	74,000		808	789
Cifra SA de CV ADR B	10,600		20	17
Cifra SA de CV Series C	144,000		273	241
Consorcio Aristos SA de CV	9,000		262	262

		(in thousands)	
	No. of Shares	Average Cost	Market Value
Common Stock (continued)			
Mexico (continued)			
Controladora Comercial Mexicana SA de CV	110,000	\$ 150	\$ 137
Controladora Comercial Mexicana SA de CV ADR	6,000	150	147
Desc SA de CV Series B	60,000	431	449
Empresas Ica SA CV	23,000	458	464
Grupo Carso SA de CV	64,000	413	464
Grupo Corvi SA de CV	175,000	208	164
Grupo Elektra SA de CV	25,000	249	269
Grupo Financiero Banamex B	116,000	331	336
Grupo Financiero Bancomer SA de CV	20,000	274	222
Grupo Industrial Camesa Class B	332,000	212	211
Grupo Televisa SA de CV GDR	12,000	457	421
Kimberly Clark de Mexico SA de CV A	10,000	266	271
Industrias Penoles SA de CV	36,000	205	175
Sanluis Corp. SA de CV	52,500	378	457
Telefonos de Mexico SA de CV GDR	20,500	890	927
Tubos de Acero de Mexico de CV SA ADR	27,000	433	587
		7,100	7,249
Peru			
Banco Wiese ADR	12,800	121	103
Minas Buenaventura ADR	5,200	134	122
Luz Del Sur B	4,202	8	3
Luz Del Sur SA Ordinary	62,798	123	104
Luz Del Sur SA ADR	9,000	224	222
Telefonica Del Peru ADR	15,300	452	396
		1,062	950
Venezuela			
Ceramica Carabobo ADR B	190,000	259	264
Cia Anonima Telefonica de Venezuela ADR	8,250	254	318
Mavesa SA ADR	30,000	224	262
Siderurgica Venezolana Sivensa ADR	51,000	247	244
		984	1,088
Total Investments	\$	24,716	\$ 25,740
Net Assets:			
Total investments			\$ 25,740
Short term debt instruments			2,195
Liabilities, net of cash and other assets			(614)
			\$ 27,321

FINANCIAL STATEMENTS

<i>Investors Income Portfolio</i> <i>Investors Income Plus Portfolio</i> <i>Investors Growth Portfolio</i> <i>Investors Growth Plus Portfolio</i> <i>Investors Retirement Growth Portfolio</i> <i>Investors Retirement Plus Portfolio</i> <i>Investors World Growth Portfolio</i>	PORTFOLIO FUNDS	<i>Statements of Net Assets</i> 84 - 85 <i>Statements of Changes in Net Assets</i> 84 - 85 <i>Statements of Operations</i> 86 - 87
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Statements of Net Assets

as at December 31

(in thousands except per unit amounts)

	Investors Income Portfolio		Investors Income Plus Portfolio	
	1996	1995	1996	1995
Assets:				
Investments, at market value	\$ 911,806	\$ 936,788	\$ 1,287,704	\$ 1,276,934
Cash	-	322	436	-
Due from Underlying Funds	963	393	3,380	5,185
Taxes recoverable	-	-	-	172
	963	715	3,816	5,357
Total assets	912,769	937,503	1,291,520	1,282,291
Liabilities:				
Bank overdraft	155	-	-	692
Due to Underlying Funds	-	-	2,432	4,003
Accrued expense	81	157	104	266
Accounts payable	791	696	1,397	675
Total liabilities	1,027	853	3,933	5,636
Net assets representing unitholders' equity	\$ 911,742	\$ 936,650	\$ 1,287,587	\$ 1,276,655
Number of units outstanding	159,675	168,967	216,676	228,040
Net asset value per unit	\$ 5.71	\$ 5.54	\$ 5.94	\$ 5.60
Investments, at average cost	\$ 855,916	\$ 891,156	\$ 1,176,682	\$ 1,216,553

Statements of Changes in Net Assets

for the periods ended December 31 (note 1 (b)(iii))

	Investors Income Portfolio		Investors Income Plus Portfolio	
	1996	1995	1996	1995
(in thousands of dollars)				
Net assets, beginning of period	\$ 936,650	\$ 865,341	\$ 1,276,655	\$ 1,243,194
Increase (decrease) in net assets resulting from:				
Operations	85,931	81,302	155,595	102,686
Distributions				
Income (note 3)	(52,411)	(37,057)	(56,653)	(44,408)
Capital gains (note 3)	(6,435)	-	(20,727)	-
Capital	-	-	(2,938)	(1,481)
	(58,846)	(37,057)	(80,318)	(45,889)
Unit transactions				
Proceeds from sale of units	141,378	117,361	181,774	136,057
Reinvested from distributions of:				
Income	50,144	40,031	54,820	46,772
Capital gains	6,316	-	20,444	-
Capital	-	-	2,938	1,481
Payment on redemption of units	(249,831)	(130,328)	(324,321)	(207,646)
	(51,993)	27,064	(64,345)	(23,336)
Net assets, end of period	\$ 911,742	\$ 936,650	\$ 1,287,587	\$ 1,276,655

Investors Growth Portfolio		Investors Growth Plus Portfolio		Investors Retirement Growth Portfolio		Investors Retirement Plus Portfolio		Investors World Growth Portfolio	
1996	1995	1996	1995	1996	1995	1996	1995	1996	1995
\$ 442,687	\$ 299,944	\$ 282,542	\$ 238,551	\$ 1,870,562	\$ 1,176,182	\$ 1,672,999	\$ 1,360,651	\$ 956,790	\$ 795,586
1,063	292	306	213	2,976	1,803	1,883	880	586	1,313
-	294	1,294	864	4,068	5,545	23,686	4,284	-	1,800
-	-	-	-	-	-	-	-	-	-
1,063	586	1,600	1,077	7,044	7,348	25,569	5,164	586	3,113
443,750	300,530	284,142	239,628	1,877,606	1,183,530	1,698,568	1,365,815	957,376	798,699
-	-	-	-	-	-	-	-	-	-
686	471	1,539	988	5,261	6,116	23,818	4,351	160	2,392
56	52	31	45	230	314	295	361	162	224
379	112	72	87	1,782	1,232	1,691	814	419	710
1,121	635	1,642	1,120	7,273	7,662	25,804	5,526	741	3,326
\$ 442,629	\$ 299,895	\$ 282,500	\$ 238,508	\$ 1,870,333	\$ 1,175,868	\$ 1,672,764	\$ 1,360,289	\$ 956,635	\$ 795,373
42,455	33,906	35,462	33,325	207,076	158,076	227,397	205,572	115,541	106,113
\$ 10.43	\$ 8.84	\$ 7.97	\$ 7.16	\$ 9.03	\$ 7.44	\$ 7.36	\$ 6.62	\$ 8.28	\$ 7.50
\$ 311,790	\$ 220,875	\$ 224,410	\$ 199,411	\$ 1,420,956	\$ 1,007,553	\$ 1,374,949	\$ 1,194,614	\$ 802,662	\$ 711,625

On behalf of the Trustee:
Investors Group Trust Co. Ltd.

David H. Robinson
Director

R. E. Anker
Director

Investors Growth Portfolio		Investors Growth Plus Portfolio		Investors Retirement Growth Portfolio		Investors Retirement Plus Portfolio		Investors World Growth Portfolio	
1996	1995	1996	1995	1996	1995	1996	1995	1996	1995
\$ 299,895	\$ 259,401	\$ 238,508	\$ 225,258	\$ 1,175,868	\$ 941,513	\$ 1,360,289	\$ 1,206,710	\$ 795,373	\$ 668,358
63,576	33,900	35,287	24,857	311,789	95,739	210,329	100,790	92,661	61,400
(1,787)	(85)	(6,319)	(3,774)	(6,528)	-	(44,387)	(23,890)	(1,021)	(797)
-	-	(460)	-	-	-	-	-	-	-
(1,568)	(660)	(814)	(381)	(5,278)	(2,061)	(3,744)	(1,699)	(3,582)	(1,606)
(3,355)	(745)	(7,593)	(4,155)	(11,806)	(2,061)	(48,131)	(25,589)	(4,603)	(2,403)
130,676	40,139	53,746	23,662	624,254	262,496	391,029	201,151	243,081	167,358
1,785	85	6,265	4,196	6,528	-	44,064	26,288	1,021	790
-	-	460	-	-	-	-	-	-	-
1,568	660	814	381	5,278	2,061	3,744	1,699	3,582	1,606
(51,516)	(33,545)	(44,987)	(35,691)	(241,578)	(123,880)	(288,560)	(150,760)	(174,480)	(101,736)
82,513	7,339	16,298	(7,452)	394,482	140,677	150,277	78,378	73,204	68,018
\$ 442,629	\$ 299,895	\$ 282,500	\$ 238,508	\$ 1,870,333	\$ 1,175,868	\$ 1,672,764	\$ 1,360,289	\$ 956,635	\$ 795,373

Statements of Operations

for the periods ended December 31 (note 1(b)(iii))

(in thousands except per unit amounts)

	Investors Income Portfolio		Investors Income Plus Portfolio	
	1996	1995	1996	1995
Income:				
Dividends	\$ -	\$ -	\$ 14,433	\$ 12,702
Interest and other income	53,923	38,069	44,169	33,170
	53,923	38,069	58,602	45,872
Expenses: (note 4)				
Distribution fees	1,383	903	1,898	1,270
Audit fees	4	8	4	5
Goods and services tax	9	2	2	10
Unitholder reporting	103	31	31	146
Other	13	14	14	11
	1,512	958	1,949	1,442
Net income (loss) (note 3)	\$ 52,411	\$ 37,111	\$ 56,653	\$ 44,430
Realized and unrealized gain from investments				
Proceeds from sales	\$ 127,392	\$ 38,165	\$ 152,711	\$ 90,166
Cost of investments at beginning of period	891,156	858,007	1,216,553	1,234,946
Cost of investments purchased	84,977	70,265	96,275	67,612
Cost of investments at end of period	(855,916)	(891,156)	(1,176,682)	(1,216,553)
Cost of investments sold	120,217	37,116	136,146	86,005
Realized profit from investments	7,175	1,049	16,565	4,161
Capital gains distributions received	16,087	4,898	31,736	1,979
Realized gain from investments	\$ 23,262	\$ 5,947	\$ 48,301	\$ 6,140
Net unrealized appreciation of investments				
End of period	\$ 55,890	\$ 45,632	\$ 111,022	\$ 60,381
Beginning of period	45,632	7,388	60,381	8,265
Increase in net unrealized appreciation	\$ 10,258	\$ 38,244	\$ 50,641	\$ 52,116
Net realized and unrealized gain from investments	\$ 33,520	\$ 44,191	\$ 98,942	\$ 58,256
Net increase in assets resulting from operations	\$ 85,931	\$ 81,302	\$ 155,595	\$ 102,686
Results of operations per unit (based on average units outstanding)				
Average number of units outstanding	163,787	159,041	218,749	221,070
Net income (loss)	\$ 0.320	\$ 0.233	\$ 0.259	\$ 0.201
Realized gain from investments	0.142	0.037	0.221	0.028
Increase in net unrealized appreciation	0.063	0.240	0.232	0.236
Total results of operations per unit	\$ 0.525	\$ 0.510	\$ 0.712	\$ 0.465

Investors Growth Portfolio		Investors Growth Plus Portfolio		Investors Retirement Growth Portfolio		Investors Retirement Plus Portfolio		Investors World Growth Portfolio	
1996	1995	1996	1995	1996	1995	1996	1995	1996	1995
\$ 2,363	\$ 439	\$ 839	\$ 18	\$ 8,966	\$ 183	\$ 5,461	\$ 139	\$ 2,505	\$ 1,916
59	104	5,914	4,018	303	202	41,502	25,280	141	139
2,422	543	6,753	4,036	9,269	385	46,963	25,419	2,646	2,055
539	282	384	232	2,316	1,069	2,274	1,293	1,331	740
4	4	4	5	4	8	7	9	5	3
6	1	3	1	25	14	21	12	20	10
80	20	37	15	370	197	258	178	253	147
6	6	6	5	26	19	16	14	16	11
635	313	434	258	2,741	1,307	2,576	1,506	1,625	911
\$ 1,787	\$ 230	\$ 6,319	\$ 3,778	\$ 6,528	\$ (922)	\$ 44,387	\$ 23,913	\$ 1,021	\$ 1,144
\$ 2,747	\$ 9,268	\$ 12,680	\$ 18,784	\$ 13,275	\$ 19,749	\$ 43,964	\$ 18,552	\$ 52,142	\$ 10,976
220,875	207,314	199,411	200,355	1,007,553	861,341	1,194,614	1,107,714	711,625	640,005
92,669	20,149	33,677	13,588	424,428	164,614	212,007	102,558	132,076	81,859
(311,790)	(220,875)	(224,410)	(199,411)	(1,420,956)	(1,007,553)	(1,374,949)	(1,194,614)	(802,662)	(711,625)
1,754	6,588	8,678	14,532	11,025	18,402	31,672	15,658	41,039	10,239
993	2,680	4,002	4,252	2,250	1,347	12,292	2,894	11,103	737
8,968	4,068	5,974	2,599	22,034	7,119	21,637	7,064	10,371	4,083
\$ 9,961	\$ 6,748	\$ 9,976	\$ 6,851	\$ 24,284	\$ 8,466	\$ 33,929	\$ 9,958	\$ 21,474	\$ 4,820
\$ 130,897	\$ 79,069	\$ 58,132	\$ 39,140	\$ 449,606	\$ 168,629	\$ 298,050	\$ 166,037	\$ 154,128	\$ 83,962
79,069	52,147	39,140	24,912	168,629	80,434	166,037	99,118	83,962	28,526
\$ 51,828	\$ 26,922	\$ 18,992	\$ 14,228	\$ 280,977	\$ 88,195	\$ 132,013	\$ 66,919	\$ 70,166	\$ 55,436
\$ 61,789	\$ 33,670	\$ 28,968	\$ 21,079	\$ 305,261	\$ 96,661	\$ 165,942	\$ 76,877	\$ 91,640	\$ 60,256
\$ 63,576	\$ 33,900	\$ 35,287	\$ 24,857	\$ 311,789	\$ 95,739	\$ 210,329	\$ 100,790	\$ 92,661	\$ 61,400
37,277	32,135	33,847	32,374	187,300	143,589	216,871	192,092	112,355	97,558
\$ 0.048	\$ 0.007	\$ 0.187	\$ 0.117	\$ 0.035	\$ (0.006)	\$ 0.205	\$ 0.124	\$ 0.009	\$ 0.012
0.267	0.210	0.295	0.212	0.130	0.059	0.156	0.052	0.191	0.049
1.390	0.838	0.561	0.439	1.500	0.614	0.609	0.348	0.625	0.568
\$ 1.705	\$ 1.055	\$ 1.043	\$ 0.768	\$ 1.665	\$ 0.667	\$ 0.970	\$ 0.524	\$ 0.825	\$ 0.629

Statements of Net Assets

as at December 31

(in thousands except per unit amounts)

	Investors Money Market Fund		Investors Mortgage Fund	
	1996	1995	1996	1995
Assets:				
Investments, at market value	\$ 648,239	\$ 536,358	\$ 2,811,156	\$ 2,993,857
Cash	1,979	-	-	-
Foreign currencies, at current value	-	-	-	-
Short term debt instruments	-	-	125,788	36,100
Accrued interest and dividends receivable	2,311	7,400	12,837	14,946
Rent receivable	-	-	-	-
Taxes recoverable	-	-	-	-
Due from brokers	-	-	-	-
Due from Portfolio Funds	-	-	5,935	1,793
Other assets	-	-	4,101	9,147
	4,290	7,400	148,661	61,986
Total assets	652,529	543,758	2,959,817	3,055,843
Liabilities:				
Bank overdraft	-	4,154	3,440	9,160
Due to brokers	-	-	-	-
Accrued expense	78	72	284	375
Accounts payable	252	226	3,683	1,430
Long term debt (note 8(a))	-	-	-	-
Purchase option liability (note 8(c))	-	-	-	-
Due to Portfolio Funds	-	-	220	464
Net unrealized depreciation of forward currency contracts	-	-	-	-
Other liabilities	-	-	12,063	13,432
	330	4,452	19,690	24,861
Total liabilities	330	4,452	19,690	24,861
Net assets representing unitholders' equity	\$ 652,199	\$ 539,306	\$ 2,940,127	\$ 3,030,982
Number of units outstanding	652,199	539,306	568,595	602,098
Net asset value per unit	\$ 1.00	\$ 1.00	\$ 5.17	\$ 5.03
Investments, at average cost	\$ 648,239	\$ 536,358	\$ 2,706,616	\$ 2,972,734
Foreign currencies, at average cost	-	-	-	-
Short term debt instruments, at cost	-	-	125,788	36,100

Statements of Changes in Net Assets

for the periods ended December 31 (note 1 (b)(i))

	Investors Money Market Fund		Investors Mortgage Fund	
	1996	1995	1996	1995
(in thousands of dollars)				
Net assets, beginning of period	\$ 539,306	\$ 400,763	\$ 3,030,982	\$ 2,991,175
Increase (decrease) in net assets resulting from:				
Operations	21,452	28,330	253,712	322,727
Distributions				
Income (note 3)	(21,452)	(28,330)	(174,015)	(188,521)
Capital gains (note 3)	-	-	-	-
Capital	-	-	-	-
	(21,452)	(28,330)	(174,015)	(188,521)
Unit transactions				
Proceeds from sale of units	1,416,648	1,255,388	357,759	345,127
Reinvested from distributions of:				
Income	20,130	26,617	158,233	173,564
Capital gains	-	-	-	-
Capital	-	-	-	-
Payment on redemption of units	(1,323,885)	(1,143,462)	(686,544)	(613,090)
	112,893	138,543	(170,552)	(94,399)
Net assets, end of period	\$ 652,199	\$ 539,306	\$ 2,940,127	\$ 3,030,982

Investors Real Property Fund		Investors Government Bond Fund		Investors Corporate Bond Fund		Investors North American High Yield Bond Fund	Investors Global Bond Fund	
1996	1995	1996	1995	1996	1995	1996	1996	1995
\$ 311,606	\$ 295,353	\$ 1,199,107	\$ 1,550,375	\$ 707,578	\$ 633,947	\$ 14,390	\$ 240,595	\$ 240,700
-	-	8,775	-	14,789	-	1,865	-	-
-	-	1	533	-	-	149	4,364	33,616
120,489	109,171	368,600	61,716	52,200	44,600	-	3,391	2,782
446	515	18,588	32,789	14,651	16,930	369	6,645	5,977
118	1,156	-	-	-	-	-	-	-
-	-	-	-	-	-	-	424	281
-	-	-	-	20,398	-	306	-	-
16,475	1,699	2,511	1,045	2,772	-	-	-	1,446
-	-	-	-	-	-	-	-	-
137,528	112,541	398,475	96,083	104,810	61,530	2,689	14,824	44,102
449,134	407,894	1,597,582	1,646,458	812,388	695,477	17,079	255,419	284,802
-	-	-	-	-	-	-	-	-
235	444	-	2,717	-	204	-	110	1,984
-	-	-	-	14,996	-	1,738	-	-
508	517	207	(137)	88	100	8	56	81
231	1	267	396	196	263	84	18	27
49,980	56,994	-	-	-	-	-	-	-
5,190	5,039	-	-	-	-	-	-	-
-	-	1,747	7,571	558	4,518	-	278	-
-	-	-	-	-	-	84	-	-
470	1,766	-	-	-	-	-	-	4
56,614	64,761	2,221	10,547	15,838	5,085	1,914	462	2,096
\$ 392,520	\$ 343,133	\$ 1,595,361	\$ 1,635,911	\$ 796,550	\$ 690,392	\$ 15,165	\$ 254,957	\$ 282,706
92,382	79,344	326,253	335,339	73,041	64,952	1,497	46,988	51,124
\$ 4.25	\$ 4.33	\$ 4.89	\$ 4.88	\$ 10.91	\$ 10.63	\$ 10.13	\$ 5.43	\$ 5.53
\$ 353,116	\$ 332,488	\$ 1,106,348	\$ 1,449,814	\$ 649,186	\$ 589,946	\$ 14,155	\$ 233,505	\$ 223,805
-	-	1	536	-	-	148	4,334	35,899
120,489	109,171	368,600	61,942	52,200	44,600	-	3,391	2,782

On behalf of the Trustee:
Investors Group Trust Co. Ltd.

Don H.S. Purinton
Director

R. E. Anka
Director

Investors Real Property Fund		Investors Government Bond Fund		Investors Corporate Bond Fund		Investors North American High Yield Bond Fund	Investors Global Bond Fund	
1996	1995	1996	1995	1996	1995	1996	1996	1995
\$ 343,133	\$ 331,950	\$ 1,635,911	\$ 1,375,140	\$ 690,392	\$ 555,807	\$ -	\$ 282,706	\$ 256,793
15,959	15,567	157,947	266,722	75,910	101,627	294	6,378	28,707
(20,713)	(21,622)	(89,207)	(97,487)	(45,053)	(41,492)	(168)	(11,218)	(10,048)
-	-	(63,752)	-	(10,368)	(10,649)	-	(838)	(1,478)
(1,589)	(1,568)	-	-	-	-	-	-	-
(22,302)	(23,190)	(152,959)	(97,487)	(55,421)	(52,141)	(168)	(12,056)	(11,526)
61,032	29,725	155,648	275,296	141,911	101,508	15,834	41,679	52,973
11,490	14,748	72,628	77,523	28,570	32,307	168	7,669	7,412
-	-	51,921	-	7,302	5,221	-	819	1,334
1,589	1,568	-	-	-	-	-	-	-
(18,381)	(27,235)	(325,735)	(261,283)	(92,114)	(53,937)	(963)	(72,238)	(52,987)
55,730	18,806	(45,538)	91,536	85,669	85,099	15,039	(22,071)	8,732
\$ 392,520	\$ 343,133	\$ 1,595,361	\$ 1,635,911	\$ 796,550	\$ 690,392	\$ 15,165	\$ 254,957	\$ 282,706

Statements of Operations

for the periods ended December 31 (note 1(b)(i))

(in thousands except per unit amounts)

	Investors Money Market Fund		Investors Mortgage Fund	
	1996	1995	1996	1995
Income:				
Dividends	\$ -	\$ -	\$ -	\$ -
Interest	28,123	33,812	234,587	249,411
Net property income (see schedule of net property income)	-	-	-	-
	28,123	33,812	234,587	249,411
Expenses: (note 4)				
Management fees	5,834	4,794	49,302	49,651
Administrative services	-	-	5,260	5,294
Audit fees	10	9	20	23
Custody fees	11	13	19	15
Goods and services tax	435	357	3,953	3,973
Legal fees	-	3	-	3
Net service fees	-	-	-	-
Registration fees and expenses	-	-	117	122
Trustee fees	292	240	1,489	1,505
Unitholder reporting	75	61	348	292
Other	14	5	64	12
	6,671	5,482	60,572	60,890
Income before taxes	21,452	28,330	174,015	188,521
Income and withholding taxes	-	-	-	-
Net income (note 3)	\$ 21,452	\$ 28,330	\$ 174,015	\$ 188,521
Realized and unrealized gain (loss) from investments and foreign exchange				
Proceeds from sales	\$ 11,661,722	\$ 10,728,801	\$ 33,330	\$ 489,186
Cost of investments at beginning of period	536,358	402,540	2,972,734	3,087,270
Cost of investments purchased	11,773,603	10,862,619	268,442	714,163
Amortization of stripped bonds	-	-	4	237
Mortgage principal payments received and transfers to foreclosed property	-	-	(501,700)	(331,563)
Cost of investments at end of period	(648,239)	(536,358)	(2,706,616)	(2,972,734)
Cost of investments sold	11,661,722	10,728,801	32,864	497,373
Realized profit (loss) from investments	-	-	466	(8,187)
Net profit (loss) from foreign exchange	-	-	-	-
Net loss from premiums and discounts on mortgages	-	-	(155)	(327)
Net loss from real estate acquired through foreclosure	-	-	(4,032)	(2,541)
Realized gain (loss) from investments and foreign exchange	\$ -	\$ -	\$ (3,721)	\$ (11,055)
Net unrealized appreciation (depreciation) of investments				
End of period	\$ -	\$ -	\$ 109,924	\$ 27,072
Beginning of period	-	-	27,072	(120,008)
Net unrealized appreciation (depreciation)	-	-	82,852	147,080
Decrease (increase) in allowance for credit losses	-	-	566	(1,819)
Net unrealized appreciation (depreciation) of:				
Forward currency contracts	-	-	-	-
Foreign exchange on cash	-	-	-	-
Foreign exchange on short term debt instruments	-	-	-	-
Increase (decrease) in net unrealized appreciation (depreciation)	\$ -	\$ -	\$ 83,418	\$ 145,261
Net realized and unrealized gain (loss) from investments	\$ -	\$ -	\$ 79,697	\$ 134,206
Net increase in assets resulting from operations	\$ 21,452	\$ 28,330	\$ 253,712	\$ 322,727
Results of operations per unit (based on average units outstanding)				
Average number of units outstanding	583,305	479,428	580,708	582,060
Net income	\$ 0.037	\$ 0.059	\$ 0.300	\$ 0.324
Realized gain (loss) from investments and foreign exchange	-	-	(0.006)	(0.019)
Increase (decrease) in net unrealized appreciation (depreciation)	-	-	0.144	0.250
Total results of operations per unit	\$ 0.037	\$ 0.059	\$ 0.438	\$ 0.555

Investors Real Property Fund		Investors Government Bond Fund		Investors Corporate Bond Fund		Investors North American High Yield Bond Fund	Investors Global Bond Fund	
1996	1995	1996	1995	1996	1995	1996	1996	1995
\$ 52	\$ 52	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5,373	7,524	121,657	128,263	60,000	53,991	237	18,000	16,636
23,445	21,309	-	-	-	-	-	-	-
28,870	28,885	121,657	128,263	60,000	53,991	237	18,000	16,636
7,123	6,685	26,410	25,089	12,199	10,150	53	5,179	5,052
610	579	2,824	2,646	1,294	1,073	5	476	446
27	20	9	15	9	13	1	10	10
5	6	23	48	18	28	-	72	73
41	75	2,118	2,005	975	814	5	414	402
-	3	-	3	-	3	-	-	3
184	83	-	-	-	-	-	-	-
31	23	57	91	39	34	-	14	33
178	167	800	760	370	307	1	136	133
25	24	181	91	34	57	3	39	32
312	287	28	28	9	20	1	4	5
8,536	7,952	32,450	30,776	14,947	12,499	69	6,344	6,189
20,334	20,933	89,207	97,487	45,053	41,492	168	11,656	10,447
-	-	-	-	-	-	-	(318)	(257)
\$ 20,334	\$ 20,933	\$ 89,207	\$ 97,487	\$ 45,053	\$ 41,492	\$ 168	\$ 11,338	\$ 10,190
\$ -	\$ 155	\$ 3,101,554	\$ 3,406,260	\$ 397,036	\$ 575,814	\$ 4,706	\$ 246,355	\$ 151,559
332,488	333,873	1,449,814	1,294,188	589,946	514,716	-	223,805	246,236
20,628	4,133	2,680,003	3,507,596	439,516	637,064	18,817	249,783	121,612
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
(353,116)	(332,488)	(1,106,348)	(1,449,814)	(649,186)	(589,946)	(14,155)	(233,505)	(223,805)
-	5,518	3,023,469	3,351,970	380,276	561,834	4,662	240,083	144,043
-	(5,363)	78,085	54,290	16,760	13,980	44	6,272	7,516
-	-	(1,772)	278	(294)	-	(70)	(3,740)	(423)
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
\$ -	\$ (5,363)	\$ 76,313	\$ 54,568	\$ 16,466	\$ 13,980	\$ (26)	\$ 2,532	\$ 7,093
\$ (41,510)	\$ (37,135)	\$ 92,759	\$ 100,561	\$ 58,392	\$ 44,001	\$ 235	\$ 7,090	\$ 16,895
(37,135)	(37,132)	100,561	(14,335)	44,001	(2,154)	-	16,895	3,065
(4,375)	(3)	(7,802)	114,896	14,391	46,155	235	(9,805)	13,830
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	(84)	-	-
-	-	3	(3)	-	-	1	2,313	(2,406)
-	-	226	(226)	-	-	-	-	-
\$ (4,375)	\$ (3)	\$ (7,573)	\$ 114,667	\$ 14,391	\$ 46,155	\$ 152	\$ (7,492)	\$ 11,424
\$ (4,375)	\$ (5,366)	\$ 68,740	\$ 169,235	\$ 30,857	\$ 60,135	\$ 126	\$ (4,960)	\$ 18,517
\$ 15,959	\$ 15,567	\$ 157,947	\$ 266,722	\$ 75,910	\$ 101,627	\$ 294	\$ 6,378	\$ 28,707
82,391	75,892	323,886	316,967	69,277	59,999	602	50,175	46,864
\$ 0.247	\$ 0.276	\$ 0.275	\$ 0.308	\$ 0.650	\$ 0.692	\$ 0.279	\$ 0.226	\$ 0.217
-	(0.071)	0.236	0.172	0.238	0.233	(0.043)	0.050	0.151
(0.053)	-	(0.023)	0.362	0.208	0.769	0.252	(0.149)	0.244
\$ 0.194	\$ 0.205	\$ 0.488	\$ 0.842	\$ 1.096	\$ 1.694	\$ 0.488	\$ 0.127	\$ 0.612

Statements of Net Assets

as at December 31

(in thousands except per unit amounts)

	Investors Dividend Fund		Investors Mutual of Canada		Investors Asset Allocation Fund	
	1996	1995	1996	1995	1996	1995
Assets:						
Investments, at market value	\$ 2,853,195	\$ 2,252,285	\$ 797,107	\$ 637,127	\$ 761,942	\$ 397,787
Foreign currencies, at current value	-	-	2	22	6	193
Short term debt instruments	207,714	164,299	56,709	52,041	368,758	143,525
Accrued interest and dividends receivable	31,301	32,234	3,518	3,538	3,693	3,828
Due from brokers	-	6,560	2,094	33	-	-
Receivable for variation on futures contracts	-	-	-	-	6,326	6,432
Due from Portfolio Funds	-	2,802	-	651	-	-
	239,015	205,895	62,323	56,285	378,783	153,978
Total assets	3,092,210	2,458,180	859,430	693,412	1,140,725	551,765
Liabilities:						
Bank overdraft	4,075	6,865	6,551	526	1,187	457
Due to brokers	13	-	2,801	146	-	-
Accrued expense	365	403	123	156	353	163
Accounts payable (receivable)	1,156	854	267	(99)	2,143	602
Taxes payable	-	-	138	138	-	-
Due to Portfolio Funds	1,600	-	263	-	-	-
Total liabilities	7,209	8,122	10,143	867	3,683	1,222
Net assets representing unitholders' equity	\$ 3,085,001	\$ 2,450,058	\$ 849,287	\$ 692,545	\$ 1,137,042	\$ 550,543
Number of units outstanding	239,223	220,386	74,377	63,756	194,298	103,975
Net asset value per unit	\$ 12.90	\$ 11.12	\$ 11.42	\$ 10.87	\$ 5.85	\$ 5.30
Investments, at average cost	\$ 2,079,471	\$ 1,885,807	\$ 643,650	\$ 504,662	\$ 661,287	\$ 368,596
Foreign currencies, at average cost	-	-	2	23	6	193
Short term debt instruments, at cost	207,714	164,299	56,709	52,041	368,683	143,568

On behalf of the Trustee:
Investors Group Trust Co. Ltd.

Don H. Robinson
Director

R. E. Anka
Director

Statements of Changes in Net Assets

for the years ended December 31

	Investors Dividend Fund		Investors Mutual of Canada		Investors Asset Allocation Fund	
	1996	1995	1996	1995	1996	1995
Net assets, beginning of period	\$ 2,450,058	\$ 2,339,093	\$ 692,545	\$ 645,534	\$ 550,543	\$ 428,141
Increase (decrease) in net assets resulting from:						
Operations	517,931	241,384	126,514	81,607	148,451	76,214
Distributions						
Income (note 3)	(99,368)	(106,969)	(12,452)	(13,035)	(39,993)	(20,615)
Capital gains (note 3)	-	-	(75,665)	-	(31,958)	(7,464)
Capital	(12,423)	(11,280)	(3,512)	(3,159)	(3,119)	(2,089)
	(111,791)	(118,249)	(91,629)	(16,194)	(75,070)	(30,168)
Unit transactions						
Proceeds from sale of units	534,677	336,782	142,190	70,216	550,038	161,865
Reinvested from distributions of:						
Income	86,654	94,058	11,836	12,348	39,993	20,611
Capital gains	-	-	70,745	-	31,955	7,464
Capital	12,423	11,280	3,512	3,159	3,119	2,089
Payment on redemption of units	(404,951)	(454,290)	(106,426)	(104,125)	(111,987)	(115,673)
	228,803	(12,170)	121,857	(18,402)	513,118	76,356
Net assets, end of period	\$ 3,085,001	\$ 2,450,058	\$ 849,287	\$ 692,545	\$ 1,137,042	\$ 550,543

Statements of Operations

for the years ended December 31

	Investors Dividend Fund		Investors Mutual of Canada		Investors Asset Allocation Fund	
	1996	1995	1996	1995	1996	1995
(in thousands except per unit amounts)						
Income:						
Dividends	\$ 99,368	\$ 104,731	\$ 13,504	\$ 10,515	\$ 8,354	\$ 6,562
Interest	60,318	58,873	17,956	18,655	31,053	19,722
Income from futures contracts	-	-	-	-	24,864	15,234
	159,686	163,604	31,460	29,170	64,271	41,518
Expenses: (note 4)						
Management fees	53,328	46,989	15,050	13,160	18,792	10,605
Administrative services	6,666	4,104	1,881	1,160	2,088	779
Audit fees	10	15	10	16	11	12
Custody fees	10	12	22	18	50	22
Goods and services tax	4,298	3,673	1,215	1,035	1,517	828
Legal fees	-	3	-	3	-	3
Net service fees	769	321	210	82	890	210
Registration fees and expenses	171	125	54	25	182	70
Trustee fees	1,333	1,175	376	329	417	235
Unitholder reporting	60	181	26	112	318	185
Other	25	32	8	16	13	11
	66,670	56,630	18,852	15,956	24,278	12,960
Income before taxes	93,016	106,974	12,608	13,214	39,993	28,558
Income and withholding taxes	-	52	(195)	(313)	-	-
Net income (note 3)	\$ 93,016	\$ 107,026	\$ 12,413	\$ 12,901	\$ 39,993	\$ 28,558
Realized and unrealized gain (loss) from investments and foreign exchange						
Proceeds from sales	\$ 257,114	\$ 202,196	\$ 438,161	\$ 160,316	\$ 1,139,699	\$ 499,916
Cost of investments at beginning of period	1,885,807	1,933,109	504,662	486,903	368,596	279,268
Cost of investments purchased	433,109	147,534	484,080	165,947	1,392,320	575,419
Cost of investments at end of period	(2,079,471)	(1,885,807)	(643,650)	(504,662)	(661,287)	(368,596)
Cost of investments sold	239,445	194,836	345,092	148,188	1,099,629	486,091
Realized profit from investments	17,669	7,360	93,069	12,128	40,070	13,825
Net profit (loss) from foreign exchange	-	-	39	(69)	(133)	487
Realized gain from investments and foreign exchange	\$ 17,669	\$ 7,360	\$ 93,108	\$ 12,059	\$ 39,937	\$ 14,312
Net unrealized appreciation (depreciation) of investments						
End of period	\$ 773,724	\$ 366,478	\$ 153,457	\$ 132,465	\$ 100,655	\$ 29,191
Beginning of period	366,478	239,480	132,465	75,817	29,191	(2,500)
Net unrealized appreciation	407,246	126,998	20,992	56,648	71,464	31,691
Net unrealized appreciation (depreciation) of:						
Futures contracts	-	-	-	-	(3,062)	1,880
Foreign exchange on cash	-	-	1	(1)	-	(176)
Foreign exchange on short term debt instruments	-	-	-	-	119	(51)
Increase in net unrealized appreciation	\$ 407,246	\$ 126,998	\$ 20,993	\$ 56,647	\$ 68,521	\$ 33,344
Net realized and unrealized gain from investments	\$ 424,915	\$ 134,358	\$ 114,101	\$ 68,706	\$ 108,458	\$ 47,656
Net increase in assets resulting from operations	\$ 517,931	\$ 241,384	\$ 126,514	\$ 81,607	\$ 148,451	\$ 76,214
Results of operations per unit (based on average units outstanding)						
Average number of units outstanding	225,169	210,437	65,002	61,948	130,461	89,187
Net income	\$ 0.413	\$ 0.509	\$ 0.191	\$ 0.208	\$ 0.307	\$ 0.320
Realized gain from investments and foreign exchange	0.078	0.035	1.432	0.195	0.306	0.160
Increase in net unrealized appreciation	1.809	0.603	0.323	0.914	0.525	0.374
Total results of operations per unit	\$ 2.300	\$ 1.147	\$ 1.946	\$ 1.317	\$ 1.138	\$ 0.854

Statements of Net Assets

as at December 31

(in thousands except per unit amounts)

	Investors Retirement Mutual Fund		Investors Canadian Equity Fund	
	1996	1995	1996	1995
Assets:				
Investments, at market value	\$ 2,520,942	\$ 1,866,121	\$ 3,018,637	\$ 1,994,158
Cash	-	-	2,829	-
Foreign currencies, at current value	-	3	-	136
Short term debt instruments	94,667	119,740	82,440	128,165
Accrued interest and dividends receivable	3,402	4,609	3,549	4,805
Taxes recoverable (payable)	1	-	-	-
Due from brokers	11,212	949	14,023	642
Due from Portfolio Funds	2,569	5,594	2,709	5,024
	111,851	130,895	105,550	138,772
Total assets	2,632,793	1,997,016	3,124,187	2,132,930
Liabilities:				
Bank overdraft	1,128	2,534	-	3,869
Foreign overdraft, at current value	52	-	60	-
Due to brokers	3,905	14,831	8,649	23,909
Accrued expense	301	317	573	238
Accounts payable	677	631	1,948	1,239
Due to Portfolio Funds	8,846	-	15,114	-
Total liabilities	14,909	18,313	26,344	29,255
Net assets representing unitholders' equity	\$ 2,617,884	\$ 1,978,703	\$ 3,097,843	\$ 2,103,675
Number of units outstanding	156,371	146,158	265,264	216,653
Net asset value per unit	\$ 16.74	\$ 13.54	\$ 11.68	\$ 9.71
Investments, at average cost	\$ 1,866,446	\$ 1,483,911	\$ 2,318,454	\$ 1,675,432
Foreign currencies (overdraft), at average cost	(52)	2	(60)	136
Short term debt instruments, at cost	94,667	119,740	82,440	128,165

Statements of Changes in Net Assets

for the periods ended December 31 (note 1 (b)(i))

(in thousands of dollars)

	Investors Retirement Mutual Fund		Investors Canadian Equity Fund	
	1996	1995	1996	1995
Net assets, beginning of period	\$ 1,978,703	\$ 1,677,735	\$ 2,103,675	\$ 1,531,166
Increase (decrease) in net assets resulting from:				
Operations	500,716	217,225	594,452	202,318
Distributions				
Income (note 3)	-	-	(47,095)	(1,082)
Capital gains (note 3)	-	-	(67,057)	-
Capital	(9,384)	(8,155)	(9,708)	(7,629)
	(9,384)	(8,155)	(123,860)	(8,711)
Unit transactions				
Proceeds from sale of units	386,018	364,899	787,667	654,412
Reinvested from distributions of:				
Income	-	-	41,731	892
Capital gains	-	-	67,052	-
Capital	9,384	8,155	9,708	7,629
Payment on redemption of units	(247,553)	(281,156)	(382,582)	(284,031)
	147,849	91,898	523,576	378,902
Net assets, end of period	\$ 2,617,884	\$ 1,978,703	\$ 3,097,843	\$ 2,103,675

Investors Summa Fund		Investors Canadian Small Cap Fund		Investors Canadian Natural Resource Fund		Investors North American Growth Fund		Investors U.S. Growth Fund	
1996	1995	1996	1995	1996	1995	1996	1995	1996	1995
\$ 144,191	\$ 99,041	\$ 125,951		\$ 63,835		\$ 1,300,506	\$ 1,018,405	\$ 632,040	\$ 459,435
295	34	454		506		-	-	-	-
14	11	5		-		36	327	94	253
9,186	11,316	19,048		6,105		145,572	153,609	108,390	91,433
241	268	163		152		2,626	3,173	1,321	839
-	(2)	-		-		(1,130)	(1,082)	(5)	933
989	-	18		279		5,507	878	-	991
-	-	-		-		193	232	565	-
10,725	11,627	19,688		7,042		152,804	157,137	110,365	94,449
154,916	110,668	145,639		70,877		1,453,310	1,175,542	742,405	553,884
-	-	-		-		1,648	1,654	453	248
-	-	-		332		-	-	-	-
3,246	233	1,100		19		3,619	8,212	222	52
66	70	101		59		312	293	158	148
160	59	903		425		1,038	535	293	369
-	-	-		-		-	-	147	247
3,472	362	2,104		835		6,617	10,694	1,273	1,064
\$ 151,444	\$ 110,306	\$ 143,535		\$ 70,042		\$ 1,446,693	\$ 1,164,848	\$ 741,132	\$ 552,820
20,099	17,903	11,637		6,442		93,360	87,070	24,115	21,606
\$ 7.54	\$ 6.16	\$ 12.34		\$ 10.87		\$ 15.50	\$ 13.38	\$ 30.73	\$ 25.59
\$ 112,720	\$ 87,034	\$ 116,919		\$ 62,015		\$ 921,680	\$ 788,421	\$ 358,871	\$ 267,532
12	8	5		(333)		36	326	94	253
9,186	11,316	19,048		6,105		144,888	153,652	106,858	91,506

On behalf of the Trustee:
Investors Group Trust Co. Ltd.

Don H.S. Robinson
Director

R. E. Anker
Director

Investors Summa Fund		Investors Canadian Small Cap Fund		Investors Canadian Natural Resource Fund		Investors North American Growth Fund		Investors U.S. Growth Fund	
1996	1995	1996	1995	1996	1995	1996	1995	1996	1995
\$ 110,306	\$ 122,518	\$ -		\$ -		\$ 1,164,848	\$ 993,363	\$ 552,820	\$ 424,931
33,666	14,131	9,435		2,105		238,465	169,058	124,489	109,782
(1,559)	(2,011)	(217)		(195)		(10,933)	(8,476)	(2,056)	(579)
(7,052)	(3,601)	-		-		(32,869)	(5,506)	-	-
(544)	(535)	(60)		(35)		(5,772)	(4,998)	(2,775)	(2,221)
(9,155)	(6,147)	(277)		(230)		(49,574)	(18,980)	(4,831)	(2,800)
30,152	11,913	137,673		70,160		209,543	179,860	172,774	130,920
1,557	2,009	217		195		10,882	8,433	2,056	577
7,052	3,601	-		-		32,847	5,506	-	-
544	535	60		35		5,772	4,998	2,775	2,221
(22,678)	(38,254)	(3,573)		(2,223)		(166,090)	(177,390)	(108,951)	(112,811)
16,627	(20,196)	134,377		68,167		92,954	21,407	68,654	20,907
\$ 151,444	\$ 110,306	\$ 143,535		\$ 70,042		\$ 1,446,693	\$ 1,164,848	\$ 741,132	\$ 552,820

Statements of Net Assets

as at December 31

	Investors U.S. Opportunities Fund	Investors Special Fund	
	1996	1996	1995
(in thousands except per unit amounts)			
Assets:			
Investments, at market value	\$ 60,052	\$ 420,378	\$ 307,844
Cash	333	-	16
Foreign currencies, at current value	85	124	1,181
Short term debt instruments	4,784	15,622	30,481
Accrued interest and dividends receivable	98	582	638
Taxes recoverable (payable)	-	(115)	(109)
Due from brokers	171	2,697	1,153
Due from Portfolio Funds	-	37	272
	5,471	18,947	33,632
Total assets	65,523	439,325	341,476
Liabilities:			
Bank overdraft	-	84	-
Foreign overdraft, at current value	-	-	-
Due to brokers	-	-	520
Accrued expense	221	95	86
Accounts payable	348	327	194
Due to Portfolio Funds	-	-	-
Total liabilities	569	506	800
Net assets representing unitholders' equity	\$ 64,954	\$ 438,819	\$ 340,676
Number of units outstanding	5,753	21,609	19,781
Net asset value per unit	\$ 11.29	\$ 20.31	\$ 17.22
Investments, at average cost	\$ 55,451	\$ 310,564	\$ 246,433
Foreign currencies (overdraft), at average cost	85	123	1,178
Short term debt instruments, at cost	4,784	15,531	30,493

Statements of Changes in Net Assets

for the periods ended December 31 (note 1 (b)(i))

	Investors U.S. Opportunities Fund	Investors Special Fund	
	1996	1996	1995
(in thousands of dollars)			
Net assets, beginning of period	\$ -	\$ 340,676	\$ 281,859
Increase (decrease) in net assets resulting from:			
Operations	4,916	79,069	44,298
Distributions			
Income (note 3)	-	(3,034)	(2,171)
Capital gains (note 3)	(239)	(10,074)	(2,127)
Capital	(36)	(1,682)	(1,406)
	(275)	(14,790)	(5,704)
Unit transactions			
Proceeds from sale of units	61,314	88,579	58,305
Reinvested from distributions of:			
Income	-	3,029	2,169
Capital gains	239	10,070	2,127
Capital	36	1,682	1,406
Payment on redemption of units	(1,276)	(69,496)	(43,784)
	60,313	33,864	20,223
Net assets, end of period	\$ 64,954	\$ 438,819	\$ 340,676

Investors Global Fund		Investors European Growth Fund		Investors Pacific International Fund		Investors Japanese Growth Fund		Investors Latin American Growth Fund
1996	1995	1996	1995	1996	1995	1996	1995	1996
\$ 1,057,585	\$ 759,496	\$ 956,521	\$ 663,673	\$ 1,215,038	\$ 1,099,799	\$ 573,199	\$ 599,489	\$ 25,740
259	-	-	-	-	-	-	-	783
31,842	39,227	34,927	17,289	9,431	17,754	6,039	30	-
62,728	48,194	-	62,092	21,018	30,786	56,756	36,926	2,195
1,627	895	2,008	1,870	1,563	1,576	156	349	19
600	532	1,695	1,010	-	(6)	(413)	(399)	-
5,147	1,742	78	3,018	4,746	-	-	-	-
97	-	-	-	-	336	33	1,712	-
102,300	90,590	38,708	85,279	36,758	50,446	62,571	38,618	2,997
1,159,885	850,086	995,229	748,952	1,251,796	1,150,245	635,770	638,107	28,737
-	826	4,570	879	1,031	2,129	38	666	-
-	-	-	-	-	-	-	-	23
1,858	712	10,591	3,391	-	71	-	-	1,227
137	300	460	421	798	811	292	311	(127)
359	267	687	553	509	703	543	433	293
4,621	5,878	-	1,800	-	-	-	-	-
6,975	7,983	16,308	7,044	2,338	3,714	873	1,410	1,416
\$ 1,152,910	\$ 842,103	\$ 978,921	\$ 741,908	\$ 1,249,458	\$ 1,146,531	\$ 634,897	\$ 636,697	\$ 27,321
116,758	93,963	105,665	94,927	95,991	95,800	41,665	35,300	2,581
\$ 9.88	\$ 8.96	\$ 9.26	\$ 7.82	\$ 13.02	\$ 11.97	\$ 15.24	\$ 18.04	\$ 10.59
\$ 825,806	\$ 613,932	\$ 721,352	\$ 553,608	\$ 839,183	\$ 820,418	\$ 587,237	\$ 518,013	\$ 24,716
31,353	39,161	34,347	17,099	9,424	17,761	6,121	30	(23)
62,728	48,034	-	62,272	21,018	30,786	56,756	36,926	2,195

On behalf of the Trustee:
Investors Group Trust Co. Ltd.

David H. S. Davidson
Director

R. E. Anka
Director

Investors Global Fund		Investors European Growth Fund		Investors Pacific International Fund		Investors Japanese Growth Fund		Investors Latin American Growth Fund
1996	1995	1996	1995	1996	1995	1996	1995	1996
\$ 842,103	\$ 675,858	\$ 741,908	\$ 558,871	\$ 1,146,531	\$ 1,062,964	\$ 636,697	\$ 484,182	\$ -
130,254	102,822	160,224	94,674	106,253	23,293	(106,855)	(17,983)	893
(839)	-	-	-	-	-	-	-	-
(33,163)	(26,411)	(8,268)	(8,010)	-	-	-	-	-
(4,173)	(3,395)	(3,493)	(2,883)	(5,382)	(4,962)	(2,816)	(2,445)	(16)
(38,175)	(29,806)	(11,761)	(10,893)	(5,382)	(4,962)	(2,816)	(2,445)	(16)
238,474	155,551	204,155	188,256	471,236	383,193	381,634	491,317	27,819
717	-	-	-	-	-	-	-	-
33,126	19,266	5,735	5,824	-	-	-	-	-
4,173	3,395	3,493	2,883	5,382	4,962	2,816	2,445	16
(57,762)	(84,983)	(124,833)	(97,707)	(474,562)	(322,919)	(276,579)	(320,819)	(1,391)
218,728	93,229	88,550	99,256	2,056	65,236	107,871	172,943	26,444
\$ 1,152,910	\$ 842,103	\$ 978,921	\$ 741,908	\$ 1,249,458	\$ 1,146,531	\$ 634,897	\$ 636,697	\$ 27,321

Statements of Operations

for the periods ended December 31 (note 1(b)(i))

(in thousands except per unit amounts)

	Investors Retirement Mutual Fund		Investors Canadian Equity Fund	
	1996	1995	1996	1995
Income:				
Dividends	\$ 40,321	\$ 36,102	\$ 49,611	\$ 34,978
Interest	6,124	11,097	6,423	11,368
	46,445	47,199	56,034	46,346
Expenses: (note 4)				
Management fees	45,880	36,425	52,347	36,365
Administrative services	5,735	3,213	6,543	3,117
Audit fees	10	12	10	14
Custody fees	32	21	40	27
Goods and services tax	3,718	2,864	4,275	2,855
Legal fees	-	3	-	3
Net service fees	1,842	763	3,046	1,196
Registration fees and expenses	57	65	207	155
Trustee fees	1,147	910	1,308	908
Unitholder reporting	309	357	819	309
Other	26	39	33	29
	58,756	44,672	68,628	44,978
Income (loss) before taxes	(12,311)	2,527	(12,594)	1,368
Income and withholding taxes	-	-	(368)	(293)
Net income (loss) (note 3)	\$ (12,311)	\$ 2,527	\$ (12,962)	\$ 1,075
Realized and unrealized gain (loss) from investments and foreign exchange				
Proceeds from sales	\$ 1,028,656	\$ 387,979	\$ 1,231,142	\$ 370,065
Cost of investments at beginning of period	1,483,911	1,291,695	1,675,432	1,221,324
Cost of investments purchased	1,170,457	518,719	1,648,170	783,544
Cost of investments at end of period	(1,866,446)	(1,483,911)	(2,318,454)	(1,675,432)
Cost of investments sold	787,922	326,503	1,005,148	329,436
Realized profit from investments	240,734	61,476	225,994	40,629
Net profit (loss) from foreign exchange	8	(85)	(37)	(211)
Realized gain from investments and foreign exchange	\$ 240,742	\$ 61,391	\$ 225,957	\$ 40,418
Net unrealized appreciation of investments				
End of period	\$ 654,496	\$ 382,210	\$ 700,183	\$ 318,726
Beginning of period	382,210	228,905	318,726	157,901
Net unrealized appreciation	272,286	153,305	381,457	160,825
Net unrealized appreciation (depreciation) of:				
Futures contracts	-	-	-	-
Foreign exchange on cash	(1)	2	-	-
Foreign exchange on short term debt instruments	-	-	-	-
Increase in net unrealized appreciation	\$ 272,285	\$ 153,307	\$ 381,457	\$ 160,825
Net realized and unrealized gain from investments	\$ 513,027	\$ 214,698	\$ 607,414	\$ 201,243
Net increase in assets resulting from operations	\$ 500,716	\$ 217,225	\$ 594,452	\$ 202,318
Results of operations per unit (based on average units outstanding)				
Average number of units outstanding	152,396	139,142	240,909	192,236
Net income (loss)	\$ (0.081)	\$ 0.018	\$ (0.054)	\$ 0.006
Realized gain from investments and foreign exchange	1.580	0.441	0.938	0.210
Increase in net unrealized appreciation	1.787	1.102	1.583	0.837
Total results of operations per unit	\$ 3.286	\$ 1.561	\$ 2.467	\$ 1.053

Investors Summa Fund		Investors Canadian Small Cap Fund		Investors Canadian Natural Resource Fund		Investors North American Growth Fund		Investors U.S. Growth Fund	
1996	1995	1996		1996		1996	1995	1996	1995
\$ 2,103	\$ 2,297	\$ 234		\$ 222		\$ 23,742	\$ 18,464	\$ 15,218	\$ 10,665
475	739	167		120		8,622	11,884	4,075	4,619
2,578	3,036	401		342		32,364	30,348	19,293	15,284
2,455	2,236	500		272		25,832	21,339	12,532	9,553
307	190	63		34		3,228	1,873	1,566	817
9	13	8		8		29	58	8	11
18	7	8		7		21	24	10	17
204	181	44		24		2,102	1,421	1,019	587
-	3	-		-		33	61	19	5
57	23	24		13		569	224	297	106
13	12	44		25		60	48	43	43
61	56	12		7		646	533	313	239
51	87	38		22		263	354	126	126
6	12	-		-		72	34	8	17
3,181	2,820	741		412		32,855	25,969	15,941	11,521
(603)	216	(340)		(70)		(491)	4,379	3,352	3,763
(48)	(77)	(3)		(4)		(1,409)	(2,787)	(1,296)	(2,894)
\$ (651)	\$ 139	\$ (343)		\$ (74)		\$ (1,900)	\$ 1,592	\$ 2,056	\$ 869
\$ 75,135	\$ 84,202	\$ 5,703		\$ 6,502		\$ 487,931	\$ 248,151	\$ 123,606	\$ 83,351
87,034	102,588	-		-		788,421	691,751	267,532	209,531
85,955	58,380	121,882		68,180		530,859	300,526	175,400	111,276
(112,720)	(87,034)	(116,919)		(62,015)		(921,680)	(788,421)	(358,871)	(267,532)
60,269	73,934	4,963		6,165		397,600	203,856	84,061	53,275
14,866	10,268	740		337		90,331	44,295	39,545	30,076
(12)	(67)	6		21		466	763	18	(477)
\$ 14,854	\$ 10,201	\$ 746		\$ 358		\$ 90,797	\$ 45,058	\$ 39,563	\$ 29,599
\$ 31,471	\$ 12,007	\$ 9,032		\$ 1,820		\$ 378,826	\$ 229,984	\$ 273,169	\$ 191,904
12,007	8,219	-		-		229,984	106,587	191,904	110,981
19,464	3,788	9,032		1,820		148,842	123,397	81,265	80,923
-	-	-		-		-	-	-	-
(1)	3	-		1		(1)	1	-	40
-	-	-		-		727	(990)	1,605	(1,649)
\$ 19,463	\$ 3,791	\$ 9,032		\$ 1,821		\$ 149,568	\$ 122,408	\$ 82,870	\$ 79,314
\$ 34,317	\$ 13,992	\$ 9,778		\$ 2,179		\$ 240,365	\$ 167,466	\$ 122,433	\$ 108,913
\$ 33,666	\$ 14,131	\$ 9,435		\$ 2,105		\$ 238,465	\$ 169,058	\$ 124,489	\$ 109,782
17,823	18,057	4,541		2,740		88,793	81,886	22,652	20,252
(0.037)	\$ 0.008	\$ (0.076)		\$ (0.027)		\$ (0.021)	\$ 0.019	\$ 0.091	\$ 0.043
0.833	0.565	0.164		0.131		1.023	0.550	1.747	1.462
1.092	0.210	1.989		0.665		1.684	1.495	3.658	3.916
\$ 1.888	\$ 0.783	\$ 2.077		\$ 0.769		\$ 2.686	\$ 2.064	\$ 5.496	\$ 5.421

Statements of Operations

for the periods ended December 31 (note 1(b)(i))

(in thousands except per unit amounts)

	Investors U.S. Opportunities Fund		Investors Special Fund	
	1996		1996	1995
Income:				
Dividends	\$ 305		\$ 6,404	\$ 6,137
Interest	42		1,636	2,432
	347		8,040	8,569
Expenses: (note 4)				
Management fees	266		7,768	6,136
Administrative services	33		971	535
Audit fees	9		12	11
Custody fees	26		16	19
Goods and services tax	25		633	440
Legal fees	-		2	3
Net service fees	12		222	94
Registration fees and expenses	23		24	17
Trustee fees	7		194	153
Unitholder reporting	18		75	74
Other	-		10	16
	419		9,927	7,498
Income (loss) before taxes	(72)		(1,887)	1,071
Income and withholding taxes	(45)		(357)	(479)
Net income (loss) (note 3)	\$ (117)		\$ (2,244)	\$ 592
Realized and unrealized gain (loss) from investments and foreign exchange				
Proceeds from sales	\$ 2,617		\$ 186,637	\$ 73,270
Cost of investments at beginning of period	-		246,433	199,753
Cost of investments purchased	57,609		217,884	108,635
Cost of investments at end of period	(55,451)		(310,564)	(246,433)
Cost of investments sold	2,158		153,753	61,955
Realized profit (loss) from investments	459		32,884	11,315
Net profit (loss) from foreign exchange	(27)		(73)	73
Realized gain (loss) from investments and foreign exchange	\$ 432		\$ 32,811	\$ 11,388
Net unrealized appreciation (depreciation) of investments				
End of period	\$ 4,601		\$ 109,814	\$ 61,411
Beginning of period	-		61,411	29,084
Net unrealized appreciation (depreciation)	4,601		48,403	32,327
Net unrealized appreciation (depreciation) of:				
Futures contracts	-		-	-
Foreign exchange on cash	-		(3)	3
Foreign exchange on short term debt instruments	-		102	(12)
Increase (decrease) in net unrealized appreciation (depreciation)	\$ 4,601		\$ 48,502	\$ 32,318
Net realized and unrealized gain (loss) from investments	\$ 5,033		\$ 81,313	\$ 43,706
Net increase (decrease) in assets resulting from operations	\$ 4,916		\$ 79,069	\$ 44,298
Results of operations per unit (based on average units outstanding)				
Average number of units outstanding	2,652		20,669	18,166
Net income (loss)	\$ (0.044)		\$ (0.109)	\$ 0.033
Realized gain (loss) from investments and foreign exchange	0.163		1.587	0.627
Increase (decrease) in net unrealized appreciation (depreciation)	1.735		2.347	1.779
Total results of operations per unit	\$ 1.854		\$ 3.825	\$ 2.439

Investors Global Fund		Investors European Growth Fund		Investors Pacific International Fund		Investors Japanese Growth Fund		Investors Latin American Growth Fund
1996	1995	1996	1995	1996	1995	1996	1995	1996
\$ 19,641	\$ 14,124	\$ 21,970	\$ 16,057	\$ 29,846	\$ 28,101	\$ 4,931	\$ 4,956	\$ 68
2,568	2,776	2,360	3,881	1,630	3,931	1,918	3,053	23
22,209	16,900	24,330	19,938	31,476	32,032	6,849	8,009	91
19,941	15,080	16,716	12,851	24,780	21,731	13,339	10,980	124
2,492	1,336	2,089	1,097	3,097	1,859	1,667	891	14
16	24	10	13	14	10	9	12	5
594	445	396	283	1,947	1,550	153	133	22
1,651	975	1,388	1,012	2,151	1,796	1,102	711	12
14	6	1	3	2	3	8	5	-
824	322	592	278	769	366	532	265	5
32	21	65	60	104	97	60	97	10
498	377	418	321	619	543	333	274	3
62	115	199	221	403	419	234	182	11
9	11	10	11	22	23	46	14	-
26,133	18,712	21,884	16,150	33,908	28,397	17,483	13,564	206
(3,924)	(1,812)	2,446	3,788	(2,432)	3,635	(10,634)	(5,555)	(115)
(2,323)	(3,786)	(3,101)	(2,216)	(2,876)	(1,677)	(740)	(1,617)	(3)
\$ (6,247)	\$ (5,598)	\$ (655)	\$ 1,572	\$ (5,308)	\$ 1,958	\$ (11,374)	\$ (7,172)	\$ (118)
\$ 520,103	\$ 462,023	\$ 512,355	\$ 397,306	\$ 232,509	\$ 62,095	\$ 87,374	\$ 110,005	\$ 1,839
613,932	534,812	553,608	435,981	820,418	706,844	518,013	361,052	-
681,016	504,317	643,551	495,462	235,975	164,320	156,872	249,893	26,561
(825,806)	(613,932)	(721,352)	(553,608)	(839,183)	(820,418)	(587,237)	(518,013)	(24,716)
469,142	425,197	475,807	377,835	217,210	50,746	87,648	92,932	1,845
50,961	36,826	36,548	19,471	15,299	11,349	(274)	17,073	(6)
(938)	3,541	(1,345)	4,293	(226)	171	389	743	(6)
\$ 50,023	\$ 40,367	\$ 35,203	\$ 23,764	\$ 15,073	\$ 11,520	\$ 115	\$ 17,816	\$ (12)
\$ 231,779	\$ 145,564	\$ 235,170	\$ 110,065	\$ 375,855	\$ 279,381	\$ (14,038)	\$ 81,476	\$ 1,023
145,564	77,154	110,065	40,254	279,381	269,266	81,476	110,103	-
86,215	68,410	125,105	69,811	96,474	10,115	(95,514)	(28,627)	1,023
422	(516)	391	(293)	14	(300)	(82)	-	-
(159)	159	180	(180)	-	-	-	-	-
\$ 86,478	\$ 68,053	\$ 125,676	\$ 69,338	\$ 96,488	\$ 9,815	\$ (95,596)	\$ (28,627)	\$ 1,023
\$ 136,501	\$ 108,420	\$ 160,879	\$ 93,102	\$ 111,561	\$ 21,335	\$ (95,481)	\$ (10,811)	\$ 1,011
\$ 130,254	\$ 102,822	\$ 160,224	\$ 94,674	\$ 106,253	\$ 23,293	\$ (106,855)	\$ (17,983)	\$ 893
103,524	85,094	99,972	84,361	97,335	89,530	38,437	30,225	1,156
\$ (0.060)	\$ (0.066)	\$ (0.007)	\$ 0.019	\$ (0.055)	\$ 0.022	\$ (0.296)	\$ (0.237)	\$ (0.102)
0.483	0.474	0.352	0.282	0.155	0.129	0.003	0.589	(0.010)
0.835	0.800	1.257	0.822	0.991	0.110	(2.487)	(0.947)	0.885
\$ 1.258	\$ 1.208	\$ 1.602	\$ 1.123	\$ 1.091	\$ 0.261	\$ (2.780)	\$ (0.595)	\$ 0.773

Notes to the Financial Statements

1. Organization of the Funds, fiscal periods and general information:

a) Organization of the Funds

The Funds are organized as unincorporated unit trusts pursuant to Declarations of Trust or Trust Agreements (as applicable) dated as noted below, as restated from time to time. The Trust Agreements are between I.G. Investment Management, Ltd. as Manager and Investors Group Trust Co. Ltd. as Trustee.

PORTFOLIO FUNDS

Investors Income Portfolio	August 15, 1988
Investors Income Plus Portfolio	August 15, 1988
Investors Growth Portfolio	August 15, 1988
Investors Growth Plus Portfolio	August 15, 1988
Investors Retirement Growth Portfolio	August 15, 1988
Investors Retirement Plus Portfolio	August 15, 1988
Investors World Growth Portfolio	July 10, 1992

FIXED INCOME FUNDS

Investors Money Market Fund	April 15, 1985
Investors Mortgage Fund	August 3, 1973
Investors Real Property Fund	November 2, 1983
Investors Government Bond Fund	April 2, 1979
Investors Corporate Bond Fund	January 26, 1994
Investors North American High Yield Bond Fund	April 30, 1996
Investors Global Bond Fund	May 1, 1992

BALANCED FUNDS

Investors Dividend Fund	October 21, 1994 ①
Investors Mutual of Canada	October 21, 1994 ①
Investors Asset Allocation Fund	November 1, 1993

EQUITY FUNDS

Investors Retirement Mutual Fund	November 18, 1971
Investors Canadian Equity Fund	September 26, 1983
Investors Summa Fund	October 21, 1994 ①
Investors Canadian Small Cap Fund	April 30, 1996
Investors Canadian Natural Resource Fund	April 30, 1996
Investors North American Growth Fund	October 21, 1994 ①
Investors U.S. Growth Fund	October 21, 1994 ①
Investors U.S. Opportunities Fund	April 30, 1996
Investors Special Fund	October 21, 1994 ①
Investors Global Fund	October 21, 1994 ①
Investors European Growth Fund	June 1, 1990
Investors Pacific International Fund	June 1, 1990
Investors Japanese Growth Fund	October 21, 1994 ①
Investors Latin American Growth Fund	April 30, 1996

① Prior to January 1, 1995, these Funds (the 'Incorporated Funds') operated as incorporated mutual funds. The original date of incorporation for each Fund is noted below.

Investors Dividend Fund	November 9, 1961	Investors U.S. Growth Fund	November 9, 1961
Investors Mutual of Canada	October 25, 1948	Investors Special Fund	December 1, 1967
Investors Summa Fund	October 17, 1986	Investors Global Fund	June 30, 1986
Investors North American Growth Fund	September 10, 1957	Investors Japanese Growth Fund	March 10, 1971

b) Fiscal period information

All financial statement information is presented as at and for the fiscal years ended December 31 with the following exceptions:

- i) The following Funds commenced operations on the dates indicated. For the Funds that commenced operations July 15, 1996, the information presented on the Statements of Changes in Net Assets and the Statements of Operations is for the period from July 15 to December 31, 1996. For all of the following Funds, income and distributions per unit in note 3 and expense ratios in note 4 for the Fund's initial year of operation are for the period from the date operations commenced to December 31 (April 30 for Investors World Growth Portfolio - refer to part (ii)).

Investors Global Bond Fund	September 8, 1992	Investors Canadian Small Cap Fund	July 15, 1996
Investors World Growth Portfolio	January 4, 1993	Investors Canadian Natural Resource Fund	July 15, 1996
Investors Corporate Bond Fund	May 9, 1994	Investors U.S. Opportunities Fund	July 15, 1996
Investors Asset Allocation Fund	January 17, 1994	Investors Latin American Growth Fund	July 15, 1996
Investors North American High Yield Bond Fund	July 15, 1996		

- ii) Prior to the transition period ended December 31, 1995, the annual reporting periods for the Portfolio Funds were for the years ended April 30. Comparative information for 1995 is presented as at, and for the eight months ended, December 31, 1995. Income and distributions per unit and expense ratio amounts presented in notes 3 and 4 for the 1995 transition period are for the eight months ended December 31, 1995. Net asset values, income and distributions per unit and expense ratio amounts for 1995 and prior years in notes 3 and 4 are for the years ended April 30.

- iii) Prior to their conversion on December 31, 1994, the annual reporting periods for the Incorporated Funds were for the years ended August 31 for Investors Global Fund Ltd. and Investors North American Growth Fund Ltd., September 30 for Investors Special Fund Ltd. and Investors U.S. Growth Fund Ltd., October 31 for Investors Mutual of Canada Ltd. and Investors Summa Fund Ltd. and November 30 for Investors Dividend Fund Ltd. and Investors Japanese Growth Fund Ltd. Net asset values, income and distributions per unit and expense ratio amounts for 1994 and prior years in notes 3 and 4 are for the years ending on these dates. All references to units and unitholders for the Incorporated Funds are intended to have the meaning of shares and shareholders for these prior periods.

Notes to the Financial Statements

1. Organization of the Funds, fiscal periods and general information (continued):

c) General information

- i) The Funds are managed by I.G. Investment Management, Ltd. and I.G. International Management Limited (the 'Managers'). The distributors of the Funds are Investors Group Financial Services Inc. and, in Quebec, Les Services Investors Limitée. The Trustee of the Funds is Investors Group Trust Co. Ltd. These companies are, indirectly, wholly owned subsidiaries of Investors Group Inc.
- ii) Portfolio Funds invest entirely in the units of Funds (the 'Underlying Funds') managed by I.G. Investment Management, Ltd. and I.G. International Management Limited and distributed by Investors Group Financial Services Inc. and Les Services Investors Limitée. These Funds purchase units of at least three of the Underlying Funds (with the exception of Investors Money Market Fund, Investors North American High Yield Bond Fund, Investors Asset Allocation Fund, Investors Summa Fund, Investors Canadian Small Cap Fund, Investors Canadian Natural Resource Fund, Investors U.S. Opportunities Fund and Investors Latin American Growth Fund). The Manager of the Portfolio Funds will purchase or redeem units of the Underlying Funds based entirely on the requirements of the Portfolio Funds.

2. Summary of significant accounting policies:

These financial statements have been prepared in accordance with generally accepted accounting principles. The significant accounting policies of the Funds are as follows:

- a) Investments are recorded at market value, established by the closing sale price for a security on the recognized exchange on which it is principally traded. If no sale price was reported, then market value is established using the mean of the closing bid and ask prices for the security on that date. Bonds are recorded at market value, substantially established by the closing sale price for a bond on the over-the-counter market. The market value of unlisted securities is established using reported quotations in common use determined by a major dealer in a particular security. Should the market value for a security, in the opinion of the Managers, be inaccurate, unreliable or not readily available, the security is valued at its fair value, as determined by the Managers, on the basis of the most recently reported information for the security. The market value for investments held by the Portfolio Funds are established using the net asset value per unit of the Underlying Funds. Investment purchase and sale transactions are recorded on trade date and realized and unrealized gains and losses on investments are determined using average cost.
- b) Futures contracts are valued at the settlement price established each day by the board of trade or exchange on which they are traded. The value of a contract is the gain or loss that would be realized upon closure. Any gain or loss on open contracts is recorded as part of unrealized appreciation or depreciation of investments. Upon closure of a futures contract, any gain or loss is recorded as income.
- c) Forward currency contracts are valued at the gain or loss that would arise as a result of closing the position at the valuation date. Forward currency contracts entered into by the Funds are intended for foreign currency hedging purposes only. This can include the hedging of all or a portion of the currency exposure of an existing investment or group of investments either directly or indirectly.
- d) Short term debt instruments are not considered to be portfolio investments (except for Investors Money Market Fund) and are excluded from the calculation of the cost of securities sold in the Statements of Operations. Short term debt instruments are valued at cost. Cost is established at the time of acquisition, based on the exchange rate on that date.
- e) All amounts are expressed in Canadian dollars unless otherwise specified. The par value of securities in the Statements of Investments is expressed in the currency of origin unless otherwise noted on that statement. Foreign currency amounts have been expressed in Canadian dollars on the following bases:
 - i) Investments, short term debt instruments, cash, foreign currency contracts and other assets and liabilities at the rate of exchange at the end of the period.
 - ii) Income, expenses, purchases and sales of investments at the rate of exchange on the dates of such transactions.

Realized and unrealized profits and losses on foreign exchange are reflected separately in the Statements of Operations.

- f) Income from investments is recognized on the accrual basis. Dividend income is recognized at the time a security trades on an ex-dividend basis. For dividends from certain foreign securities, if the ex-dividend date has passed, dividend income is recorded as soon as the Funds are informed of the ex-dividend date. Interest income is based on the number of days the investment is held during the period. For the Portfolio Funds, income from an Underlying Fund is recognized at the time the Underlying Fund is valued on an ex-dividend basis. Capital gains distributions received by the Portfolio Funds from the Underlying Funds are reflected in the Statements of Operations.
- g) The Funds are not subject to tax on income and realized capital gains which are paid or payable to their unitholders within the calendar year. Taxes payable on realized net capital gains are recoverable on a formula basis. The Funds are subject to withholding taxes on foreign income. Sufficient income is retained by a Fund so that foreign tax credits are fully used in reducing Canadian taxes payable. Prior to their conversion to unit trusts, the Incorporated Funds (see note 1(b)(iii)) were subject to taxes on income. These taxes were calculated on the "taxes payable" basis for reporting periods that ended prior to the conversion at the close of business on December 31, 1994.
- h) Remaining assets and liabilities of the Funds, other than those stipulated previously, are reported at cost, which approximates fair value.
- i) Certain prior period comparative amounts have been restated to conform with the current period's presentation.

Notes to the Financial Statements

2. Summary of significant accounting policies (continued):

j) Summary of significant accounting policies specific to Investors Mortgage Fund:

- i) All mortgage loans, other than impaired, are recorded at market value, which is the principal amount required to produce a yield to maturity equal to or not less than one quarter of one percent below the interest rate at which major lending institutions are making commitments on the date of valuation. Non-accrual loans are recorded at the lesser of amortized cost or market value unless, in the opinion of the Manager, collectibility of principal is in doubt, in which event such loans shall be recorded at their estimated net realizable values. These values are established as a result of reviews of individual loans.
- ii) Amortized cost is the principal cost of mortgages purchased net of amortized premium or discount. Premiums and discounts on mortgages purchased are amortized on a straight line basis over the term of the mortgage.
- iii) A mortgage loan is classified as impaired when principal or interest is contractually past due 90 days. Once a loan is classified as impaired, any uncollected interest is reversed and charged against income in the current period. Thereafter, interest income is recognized on a cash basis.
- iv) Real estate acquired through foreclosure is recorded at net realizable value.
- v) Other assets is comprised of unapplied mortgage purchases, CMHC foreclosure claims and real estate acquired through foreclosure. Other liabilities is comprised of unapplied mortgage payments, allowance for mortgage loan and real estate losses and property tax reserves.

k) Summary of significant accounting policies specific to Investors Real Property Fund:

- i) The cost of real estate and other real property investments is acquisition cost plus the cost of capital improvements.
- ii) Real estate and other real property investments are valued at cost from the date of acquisition until the receipt of the first appraisal; thereafter they are valued based on appraisals. Appraisals of real estate and other real property investments are obtained from qualified independent appraisers at a date no later than the annual anniversary date of the acquisition of each property. Appraisals may be obtained more frequently at the discretion of the Managers or Trustee.
- iii) Co-ownership of real estate investments is accounted for by the proportionate consolidation method. The Fund's proportionate share of the assets, liabilities, income and expenses of its interest is recorded in these financial statements.
- iv) Mortgages payable on properties are recorded as long term debt and are valued at the cost of the principal outstanding, which approximates fair value.
- v) Other assets is comprised of net accounts receivable on real estate operations.

3. Net asset values, income and distributions per unit:

Unit values were calculated as follows:

- a) Net asset value - on the number of units outstanding at the end of the fiscal period.
- b) Net income (loss) - on the average of the number of units outstanding at the beginning of each valuation day in the fiscal period.
- c) Income allocated/distributed - on the number of units outstanding at the beginning of each allocation date in the fiscal period.
- d) Capital gains distributed - on the number of units outstanding at the beginning of each distribution date.

PORTFOLIO FUNDS (note 1(b)(ii))

	1996	1995 Transition Period	1995	1994	1993
Investors Income Portfolio					
Net asset value per unit at end of period	\$ 5.71	\$ 5.54	\$ 5.27	\$ 5.29	\$ 5.40
Net income per unit	.320	.233	.343	.341	.377
Income allocated/distributed per unit	.319	.219	.343	.341	.377
Capital gains distributed per unit	.041	-	-	-	-
Investors Income Plus Portfolio					
Net asset value per unit at end of period	\$ 5.94	\$ 5.60	\$ 5.35	\$ 5.43	\$ 5.44
Net income per unit	.259	.201	.296	.283	.321
Income allocated/distributed per unit	.259	.194	.297	.284	.324
Capital gains distributed per unit	.098	-	.031	-	-

Notes to the Financial Statements

3. Net asset values, income and distributions per unit (continued):

PORTFOLIO FUNDS (note 1(b)(ii)) (continued)

	1996	1995 Transition Period	1995	1994	1993
Investors Growth Portfolio					
Net asset value per unit at end of period	\$ 10.43	\$ 8.84	\$ 7.85	\$ 8.12	\$ 6.75
Net income (loss) per unit	.048	.007	.003	(.003)	.007
Income allocated/distributed per unit	.042	.003	.002	-	.007
Capital gains distributed per unit	-	-	.460	-	-
Investors Growth Plus Portfolio					
Net asset value per unit at end of period	\$ 7.97	\$ 7.16	\$ 6.54	\$ 6.68	\$ 6.10
Net income per unit	.187	.117	.178	.160	.164
Income allocated/distributed per unit	.185	.113	.178	.160	.163
Capital gains distributed per unit	.013	-	.225	-	-
Investors Retirement Growth Portfolio					
Net asset value per unit at end of period	\$ 9.03	\$ 7.44	\$ 6.81	\$ 6.76	\$ 5.91
Net income (loss) per unit	.035	(.006)	.006	.017	.026
Income allocated/distributed per unit	.032	-	.013	.016	.026
Capital gains distributed per unit	-	-	.047	-	-
Investors Retirement Plus Portfolio					
Net asset value per unit at end of period	\$ 7.36	\$ 6.62	\$ 6.24	\$ 6.20	\$ 5.74
Net income per unit	.205	.124	.175	.150	.162
Income allocated/distributed per unit	.203	.120	.173	.151	.162
Capital gains distributed per unit	-	-	.026	-	.006
Investors World Growth Portfolio (note 1(b)(i))					
Net asset value per unit at end of period	\$ 8.28	\$ 7.50	\$ 6.91	\$ 6.87	\$ 5.60
Net income (loss) per unit	.009	.012	.006	-	(.001)
Income allocated/distributed per unit	.009	.008	.008	.008	-
Capital gains distributed per unit	-	-	.022	.004	-

FIXED INCOME FUNDS

	1996	1995	1994	1993	1992
Investors Money Market Fund					
Net asset value per unit at December 31	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00
Net income per unit	.037	.059	.044	.042	.055
Income distributed per unit	.037	.059	.044	.042	.055
Investors Mortgage Fund					
Net asset value per unit at December 31	\$ 5.17	\$ 5.03	\$ 4.81	\$ 5.22	\$ 5.05
Net income per unit	.300	.324	.323	.346	.382
Income distributed per unit	.300	.314	.323	.346	.382
Investors Real Property Fund					
Net asset value per unit at December 31	\$ 4.25	\$ 4.33	\$ 4.43	\$ 4.57	\$ 4.83
Net income per unit	.247	.276	.199	.198	.243
Income distributed per unit	.253	.286	.207	.209	.273
Investors Government Bond Fund					
Net asset value per unit at December 31	\$ 4.89	\$ 4.88	\$ 4.36	\$ 4.92	\$ 4.59
Net income per unit	.275	.308	.302	.314	.337
Income distributed per unit	.275	.297	.302	.314	.337
Capital gains distributed per unit	.206	-	-	.032	.042

Notes to the Financial Statements

3. Net asset values, income and distributions per unit (continued):

FIXED INCOME FUNDS (continued)

	1996	1995	1994	1993	1992
Investors Corporate Bond Fund (note 1 (b)(i))					
Net asset value per unit at December 31	\$ 10.91	\$ 10.63	\$ 9.79	\$ -	\$ -
Net income per unit	.650	.692	.382	-	-
Income distributed per unit	.650	.691	.263	-	-
Capital gains distributed per unit	.146	.168	-	-	-
Investors North American High Yield Bond Fund (note 1 (b)(i))					
Net asset value per unit at December 31	\$ 10.13	\$ -	\$ -	\$ -	\$ -
Net income per unit	.279	-	-	-	-
Income distributed per unit	.162	-	-	-	-
Investors Global Bond Fund (note 1(b)(i))					
Net asset value per unit at December 31	\$ 5.43	\$ 5.53	\$ 5.18	\$ 5.37	\$ 4.86
Net income per unit	.226	.217	.237	.207	.045
Income distributed per unit	.223	.207	.237	.207	.032
Capital gains distributed per unit	.018	.029	-	.045	.003

BALANCED FUNDS

	1996	1995	1994	1993	1992
Investors Dividend Fund (note 1(b)(iii))					
Net asset value per unit at end of period	\$ 12.90	\$ 11.12	\$ 10.56	\$ 10.99	\$ 10.00
Net income per unit	.413	.509	.471	.460	.488
Income distributed per unit	.436	.493	.470	.480	.530
Investors Mutual of Canada (note 1(b)(iii))					
Net asset value per unit at end of period	\$ 11.42	\$ 10.87	\$ 10.12	\$ 9.93	\$ 8.15
Net income per unit	.191	.208	.175	.198	.273
Income distributed per unit	.190	.205	.185	.230	.290
Capital gains distributed per unit	1.115	-	-	-	.200
Investors Asset Allocation Fund (note 1(b)(i))					
Net asset value per unit at December 31	\$ 5.85	\$ 5.30	\$ 4.78	\$ -	\$ -
Net income (loss) per unit	.307	.320	(.116)	-	-
Income distributed per unit	.226	.210	-	-	-
Capital gains distributed per unit	.175	.075	-	-	-

EQUITY FUNDS

	1996	1995	1994	1993	1992
Investors Retirement Mutual Fund					
Net asset value per unit at December 31	\$ 16.74	\$ 13.54	\$ 12.10	\$ 11.90	\$ 9.41
Net income (loss) per unit	(.081)	.018	.037	.051	.105
Investors Canadian Equity Fund					
Net asset value per unit at December 31	\$ 11.68	\$ 9.71	\$ 8.78	\$ 9.06	\$ 6.90
Net income (loss) per unit	(.054)	.006	.008	.011	.079
Income distributed per unit	.184	.005	.008	.011	.077
Capital gains distributed per unit	.262	-	.282	.004	-
Investors Summa Fund (note 1(b)(iii))					
Net asset value per unit at end of period	\$ 7.54	\$ 6.16	\$ 5.90	\$ 5.99	\$ 4.95
Net income (loss) per unit	(.037)	.008	.037	.038	.081
Income distributed per unit	.082	.118	.030	.025	.065
Capital gains distributed per unit	.372	.212	-	-	-

Notes to the Financial Statements

3. Net asset values, income and distributions per unit (continued):

EQUITY FUNDS (continued)

Investors Canadian Small Cap Fund (note 1(b)(i))	1996	1995	1994	1993	1992
Net asset value per unit at December 31	\$ 12.34	\$ -	\$ -	\$ -	\$ -
Net loss per unit	(.076)	-	-	-	-
Income distributed per unit	.019	-	-	-	-
Investors Canadian Natural Resource Fund (note 1(b)(i))					
Net asset value per unit at December 31	\$ 10.87	\$ -	\$ -	\$ -	\$ -
Net loss per unit	(.027)	-	-	-	-
Income distributed per unit	.031	-	-	-	-
Investors North American Growth Fund (note 1(b)(iii))					
Net asset value per unit at end of period	\$ 15.50	\$ 13.38	\$ 12.61	\$ 12.20	\$ 10.02
Net income (loss) per unit	(.021)	.019	(.032)	.072	.102
Income distributed per unit	.120	.099	.060	.060	.080
Capital gains distributed per unit	.361	.064	.600	.700	.120
Investors U.S. Growth Fund (note 1(b)(iii))					
Net asset value per unit at end of period	\$ 30.73	\$ 25.59	\$ 20.14	\$ 19.35	\$ 15.97
Net income per unit	.091	.043	.014	.011	.083
Income distributed per unit	.091	.027	-	-	-
Capital gains distributed per unit	-	-	-	-	.250
Investors U.S. Opportunities Fund (note 1(b)(i))					
Net asset value per unit at end of period	\$ 11.29	\$ -	\$ -	\$ -	\$ -
Net loss per unit	(.044)	-	-	-	-
Capital gains distributed per unit	.042	-	-	-	-
Investors Special Fund (note 1(b)(iii))					
Net asset value per unit at end of period	\$ 20.31	\$ 17.22	\$ 15.61	\$ 15.73	\$ 12.32
Net income (loss) per unit	(.109)	.033	(.116)	(.074)	.053
Income distributed per unit	.142	.111	-	.075	-
Capital gains distributed per unit	.472	.109	.150	.860	.650
Investors Global Fund (note 1(b)(iii))					
Net asset value per unit at end of period	\$ 9.88	\$ 8.96	\$ 9.03	\$ 7.83	\$ 6.54
Net income (loss) per unit	(.060)	(.066)	(.022)	.013	.009
Income distributed per unit	.007	-	.030	-	-
Capital gains distributed per unit	.292	.288	.035	-	-
Investors European Growth Fund					
Net asset value per unit at December 31	\$ 9.26	\$ 7.82	\$ 6.86	\$ 6.61	\$ 5.39
Net income (loss) per unit	(.007)	.019	.019	.019	.022
Income distributed per unit	-	-	.002	-	.010
Capital gains distributed per unit	.078	.085	.095	-	-
Investors Pacific International Fund					
Net asset value per unit at December 31	\$ 13.02	\$ 11.97	\$ 11.81	\$ 12.67	\$ 6.74
Net income (loss) per unit	(.055)	.022	.011	.011	.069
Income distributed per unit	-	-	.012	.001	.047
Capital gains distributed per unit	-	-	-	-	.148

Notes to the Financial Statements

3. Net asset values, income and distributions per unit (continued):

EQUITY FUNDS (continued)

	1996	1995	1994	1993	1992
Investors Japanese Growth Fund (note 1(b)(iii))					
Net asset value per unit at end of period	\$ 15.24	\$ 18.04	\$ 18.70	\$ 15.83	\$ 11.91
Net loss per unit	(.296)	(.237)	(.221)	(.186)	(.062)
Investors Latin American Growth Fund (note 1(b)(i))					
Net asset value per unit at end of period	\$ 10.59	\$ -	\$ -	\$ -	\$ -
Net loss per unit	(.102)	-	-	-	-

4. Management fees and expenses:

- The Funds are responsible for the payment of all direct expenses related to their operation, except as noted herein. The Managers provide or arrange for the provision of investment and advisory services for a management fee, with the exception of the Portfolio Funds, as provided by each Fund's Investment Management and Service Agreement. The Managers also provide or arrange for the provision of services such as transfer agency, fund accounting and other administrative services. The Funds, with the exception of the Portfolio Funds and Investors Money Market Fund, began paying the Managers for the cost of these administrative services in October, 1994. For the Portfolio Funds, the Distributors receive a fee for distribution related services. The Managers have absorbed a portion of the expenses otherwise chargeable to the Funds.
- The Distributors are paid a service fee quarterly by the Funds (with the exception of the Portfolio Funds, Investors Money Market Fund, Investors Mortgage Fund, Investors Government Bond Fund, Investors Corporate Bond Fund, Investors North American High Yield Bond Fund and Investors Global Bond Fund) to compensate them for providing or arranging for the provision of services to the Funds. A portion of the service fee is rebated by the Distributors to applicable Funds on a quarterly basis as outlined in the Funds' prospectuses. The rebate is distributed to eligible unitholders and is required to be reinvested in additional units at the net asset value per unit on the distribution dates. The service fee expense reflected on the Statements of Operations is net of the rebates received from the Distributors. The Funds, with the exception of those noted above, began paying this service fee in October, 1994.
- The Trustee is responsible for overall direction and management of the affairs of each Fund. For its services, the Trustee is paid an annual fee of .05% of the average net assets of each Fund, with the exception of the Portfolio Funds. Upon conversion to unit trusts in January 1995, the Incorporated Funds (see note 1 (b)(iii)) began paying a trustee fee.
- Goods and services tax (GST) paid by the Funds on their expenses is not recoverable. Investors Real Property Fund collects GST on commercial revenues and is eligible to claim input tax credits for the GST paid on expenses attributed to commercial activities.
- Other expenses is comprised of bank charges, membership fees and other miscellaneous expenses. For Investors Real Property Fund, other expenses also includes appraisal fees.
- Management fees and expenses, or distribution fees and expenses for the Portfolio Funds, excluding GST, as a percentage of average net assets is as follows. Percentages are annualized where appropriate - refer to note 1 (b).

PORTFOLIO FUNDS (note 1(b)(ii))

	1996	1995 Transition Period	1995	1994	1993
Investors Income Portfolio					
Distribution fees	.15 %	.15 %	.15 %	.15 %	.15 %
Expenses	.01	.01	.02	.03	.02
	.16 %	.16 %	.17 %	.18 %	.17 %
Investors Income Plus Portfolio					
Distribution fees	.15 %	.15 %	.15 %	.15 %	.15 %
Expenses	-	.02	.02	.02	.02
	.15 %	.17 %	.17 %	.17 %	.17 %

Notes to the Financial Statements

4. Management fees and expenses (continued):

PORTFOLIO FUNDS (note 1(b)(ii)) (continued)

	1996		1995 Transition Period		1995		1994		1993	
Investors Growth Portfolio										
Distribution fees	.15	%	.15	%	.15	%	.15	%	.15	%
Expenses	.03		.02		.03		.04		.03	
	.18	%	.17	%	.18	%	.19	%	.18	%
Investors Growth Plus Portfolio										
Distribution fees	.15	%	.15	%	.15	%	.15	%	.15	%
Expenses	.02		.02		.03		.03		.02	
	.17	%	.17	%	.18	%	.18	%	.17	%
Investors Retirement Growth Portfolio										
Distribution fees	.15	%	.15	%	.15	%	.15	%	.15	%
Expenses	.03		.03		.05		.06		.03	
	.18	%	.18	%	.20	%	.21	%	.18	%
Investors Retirement Plus Portfolio										
Distribution fees	.15	%	.15	%	.15	%	.15	%	.15	%
Expenses	.02		.02		.03		.04		.02	
	.17	%	.17	%	.18	%	.19	%	.17	%
Investors World Growth Portfolio (note 1 (b)(i))										
Distribution fees	.15	%	.15	%	.15	%	.15	%	.15	%
Expenses	.03		.03		.04		.07		.25	
	.18	%	.18	%	.19	%	.22	%	.40	%

FIXED INCOME FUNDS

	1996		1995		1994		1993		1992	
Investors Money Market Fund										
Management fees	1.00	%	1.00	%	1.00	%	1.00	%	1.00	%
Expenses	.07		.07		.08		.08		.08	
	1.07	%	1.07	%	1.08	%	1.08	%	1.08	%
Investors Mortgage Fund										
Management fees	1.65	%	1.65	%	1.73	%	1.75	%	1.75	%
Expenses	.24		.24		.11		.07		.07	
	1.89	%	1.89	%	1.84	%	1.82	%	1.82	%
Investors Real Property Fund										
Management fees	2.00	%	2.00	%	2.00	%	2.00	%	2.00	%
Expenses	.39		.36		.15		.13		.12	
	2.39	%	2.36	%	2.15	%	2.13	%	2.12	%
Investors Government Bond Fund										
Management fees	1.65	%	1.65	%	1.73	%	1.75	%	1.75	%
Expenses	.25		.24		.11		.07		.07	
	1.90	%	1.89	%	1.84	%	1.82	%	1.82	%
Investors Corporate Bond Fund (note 1 (b)(i))										
Management fees	1.65	%	1.65	%	1.66	%	-	%	-	%
Expenses	.24		.25		.30		-		-	
	1.89	%	1.90	%	1.96	%	-	%	-	%

Notes to the Financial Statements

4. Management fees and expenses (continued):

FIXED INCOME FUNDS (continued)

	1996	1995	1994	1993	1992
Investors North American High Yield Bond Fund (note 1 (b)(i))					
Management fees	1.90 %	- %	- %	- %	- %
Expenses	.31	-	-	-	-
	2.21 %	- %	- %	- %	- %
Investors Global Bond Fund (note 1 (b)(i))					
Management fees	1.90 %	1.90 %	1.97 %	2.00 %	2.00 %
Expenses	.28	.28	.20	.15	.49
	2.18 %	2.18 %	2.17 %	2.15 %	2.49 %

BALANCED FUNDS

	1996	1995	1994	1993	1992
Investors Dividend Fund (note 1 (b)(iii))					
Management fees	2.00 %	2.00 %	2.00 %	2.00 %	2.00 %
Expenses	.34	.25	.04	.01	.02
	2.34 %	2.25 %	2.04 %	2.01 %	2.02 %
Investors Mutual of Canada (note 1 (b)(iii))					
Management fees	2.00 %	2.00 %	2.00 %	2.00 %	2.00 %
Expenses	.34	.27	.05	.03	.04
	2.34 %	2.27 %	2.05 %	2.03 %	2.04 %
Investors Asset Allocation Fund (note 1 (b)(i))					
Management fees	2.25 %	2.25 %	2.25 %	- %	- %
Expenses	.48	.32	.15	-	-
	2.73 %	2.57 %	2.40 %	- %	- %

EQUITY FUNDS

	1996	1995	1994	1993	1992
Investors Retirement Mutual Fund					
Management fees	2.00 %	2.00 %	2.00 %	2.00 %	2.00 %
Expenses	.40	.30	.12	.08	.10
	2.40 %	2.30 %	2.12 %	2.08 %	2.10 %
Investors Canadian Equity Fund					
Management fees	2.00 %	2.00 %	2.00 %	2.00 %	2.00 %
Expenses	.46	.32	.12	.08	.09
	2.46 %	2.32 %	2.12 %	2.08 %	2.09 %
Investors Summa Fund (note 1 (b)(iii))					
Management fees	2.00 %	2.00 %	2.00 %	2.00 %	2.00 %
Expenses	.43	.36	.10	.09	.11
	2.43 %	2.36 %	2.10 %	2.09 %	2.11 %
Investors Canadian Small Cap Fund (note 1 (b)(i))					
Management fees	2.00 %	- %	- %	- %	- %
Expenses	.53	-	-	-	-
	2.53 %	- %	- %	- %	- %

Notes to the Financial Statements

4. Management fees and expenses (continued):

EQUITY FUNDS (continued)

	1996		1995		1994		1993		1992	
Investors Canadian Natural Resource Fund (note 1 (b)(i))										
Management fees	2.00	%	-	%	-	%	-	%	-	%
Expenses	.56		-		-		-		-	
	2.56	%	-	%	-	%	-	%	-	%
Investors North American Growth Fund (note 1 (b)(iii))										
Management fees	2.00	%	2.00	%	2.00	%	2.00	%	2.00	%
Expenses	.38		.30		.04		.05		.07	
	2.38	%	2.30	%	2.04	%	2.05	%	2.07	%
Investors U.S. Growth Fund (note 1 (b)(iii))										
Management fees	2.00	%	2.00	%	2.00	%	2.00	%	2.00	%
Expenses	.38		.29		.03		.03		.05	
	2.38	%	2.29	%	2.03	%	2.03	%	2.05	%
Investors U.S. Opportunities Fund (note 1 (b)(i))										
Management fees	2.00	%	-	%	-	%	-	%	-	%
Expenses	.61		-		-		-		-	
	2.61	%	-	%	-	%	-	%	-	%
Investors Special Fund (note 1 (b)(iii))										
Management fees	2.00	%	2.00	%	2.00	%	2.00	%	2.00	%
Expenses	.39		.30		.05		.07		.11	
	2.39	%	2.30	%	2.05	%	2.07	%	2.11	%
Investors Global Fund (note 1 (b)(iii))										
Management fees	2.00	%	2.00	%	2.00	%	2.00	%	2.00	%
Expenses	.46		.35		.07		.07		.09	
	2.46	%	2.35	%	2.07	%	2.07	%	2.09	%
Investors European Growth Fund										
Management fees	2.00	%	2.00	%	2.00	%	2.00	%	2.00	%
Expenses	.45		.36		.17		.16		.22	
	2.45	%	2.36	%	2.17	%	2.16	%	2.22	%
Investors Pacific International Fund										
Management fees	2.00	%	2.00	%	2.00	%	2.00	%	2.00	%
Expenses	.56		.45		.26		.24		.34	
	2.56	%	2.45	%	2.26	%	2.24	%	2.34	%
Investors Japanese Growth Fund (note 1 (b)(iii))										
Management fees	2.00	%	2.00	%	2.00	%	2.00	%	2.00	%
Expenses	.46		.34		.09		.08		.07	
	2.46	%	2.34	%	2.09	%	2.08	%	2.07	%
Investors Latin American Growth Fund (note 1 (b)(i))										
Management fees	2.25	%	-	%	-	%	-	%	-	%
Expenses	.75		-		-		-		-	
	3.00	%	-	%	-	%	-	%	-	%

Notes to the Financial Statements

5. Units outstanding:

For the years ended as noted (unless otherwise specified).

	Investors Income Portfolio (note 1 (b)(ii))		Investors Income Plus Portfolio (note 1 (b)(ii))		Investors Growth Portfolio (note 1 (b)(ii))	
	Eight months ended		Eight months ended		Eight months ended	
	December 31 1996	December 31 1995	December 31 1996	December 31 1995	December 31 1996	December 31 1995
Units outstanding, beginning of period	168,967,268	164,068,248	228,040,454	232,402,345	33,906,266	33,039,347
Add (deduct):						
Units sold	25,457,138	21,727,231	31,683,108	24,911,416	13,593,073	4,788,532
Units redeemed	(44,885,678)	(24,193,841)	(56,591,049)	(38,056,530)	(5,382,431)	(4,010,015)
Reinvestment from distributions of:						
Income	9,034,129	7,365,630	9,590,897	8,510,538	171,195	9,664
Capital Gain	1,102,306	-	3,437,791	-	-	-
Capital	-	-	514,932	272,685	166,478	78,738
Total units outstanding, end of period	159,675,163	168,967,268	216,676,133	228,040,454	42,454,581	33,906,266

	Investors Growth Plus Portfolio (note 1 (b)(ii))		Investors Retirement Growth Portfolio (note 1 (b)(ii))		Investors Retirement Plus Portfolio (note 1 (b)(ii))	
	Eight months ended		Eight months ended		Eight months ended	
	December 31 1996	December 31 1995	December 31 1996	December 31 1995	December 31 1996	December 31 1995
Units outstanding, beginning of period	33,325,441	34,433,533	158,075,735	138,243,176	205,572,226	193,383,522
Add (deduct):						
Units sold	7,145,485	3,463,060	77,245,158	36,985,604	56,662,795	31,379,877
Units redeemed	(5,999,518)	(5,234,171)	(29,629,722)	(17,443,529)	(41,668,269)	(23,520,532)
Reinvestment from distributions of:						
Income	822,674	607,053	729,458	-	6,284,389	4,063,562
Capital gains	57,696	-	-	-	-	-
Capital	109,786	55,966	655,807	290,484	545,521	265,797
Total units outstanding, end of period	35,461,564	33,325,441	207,076,436	158,075,735	227,396,662	205,572,226

	Investors World Growth Portfolio (note 1 (b)(ii))		Investors Money Market Fund		Investors Mortgage Fund	
	Eight months ended		Eight months ended		Eight months ended	
	December 31 1996	December 31 1995	December 31 1996	December 31 1995	December 31 1996	December 31 1995
Units outstanding, beginning of period	106,113,149	96,709,656	539,306,275	400,763,163	602,097,975	621,671,031
Add (deduct):						
Units sold	31,092,062	23,135,233	1,416,648,856	1,255,388,384	70,279,568	69,619,172
Units redeemed	(22,252,926)	(14,057,031)	(1,323,885,394)	(1,143,461,803)	(134,944,680)	(123,977,980)
Reinvestment from distributions of:						
Income	125,163	105,446	20,129,537	26,616,531	31,161,758	34,785,752
Capital	463,689	219,845	-	-	-	-
Total units outstanding, end of period	115,541,137	106,113,149	652,199,274	539,306,275	568,594,621	602,097,975

Notes to the Financial Statements

5. Units outstanding (continued):

	Investors Real Property Fund		Investors Government Bond Fund		Investors Corporate Bond Fund	
	December 31 1996	December 31 1995	December 31 1996	December 31 1995	December 31 1996	December 31 1995
Units outstanding, beginning of period	79,343,513	75,020,993	335,338,502	315,582,807	64,951,876	56,751,800
Add (deduct):						
Units sold	14,270,685	6,792,448	32,016,616	60,270,027	13,319,204	9,891,503
Units redeemed	(4,279,734)	(6,199,192)	(66,712,484)	(57,133,665)	(8,601,831)	(5,300,084)
Reinvestment from distributions of:						
Income	2,677,142	3,371,688	15,044,830	16,619,333	2,702,247	3,117,486
Capital gains	-	-	10,565,911	-	669,491	491,171
Capital	370,213	357,576	-	-	-	-
Total units outstanding, end of period	92,381,819	79,343,513	326,253,375	335,338,502	73,040,987	64,951,876
Class A Units outstanding *	9,447,897	8,631,805				
Class B Units outstanding *	82,933,922	70,711,708				
	92,381,819	79,343,513				

* Class A and Class B unitholders share equally in the allocation of net income, capital cost allowance and net realized capital gains of the Fund. Class A units are a qualified investment for Registered Retirement Savings Plans.

	Investors North American High Yield Bond Fund (note 1 (b)(i))		Investors Global Bond Fund		Investors Dividend Fund	
	December 31 1996	December 31 1995	December 31 1996	December 31 1995	December 31 1996	December 31 1995
Units outstanding, beginning of period	-	51,123,538	49,557,662	220,385,755	221,798,629	
Add (deduct):						
Units sold	1,576,459	7,717,186	9,694,951	44,869,873	31,135,506	
Units redeemed	(95,844)	(13,443,954)	(9,710,923)	(34,426,364)	(42,270,159)	
Reinvestment from distributions of:						
Income	16,446	1,439,741	1,291,668	7,332,667	8,664,950	
Capital gains	-	151,577	290,180	-	-	
Capital	-	-	-	1,061,384	1,056,829	
Total units outstanding, end of period	1,497,061	46,988,088	51,123,538	239,223,315	220,385,755	

	Investors Mutual of Canada		Investors Asset Allocation Fund		Investors Retirement Mutual Fund	
	December 31 1996	December 31 1995	December 31 1996	December 31 1995	December 31 1996	December 31 1995
Units outstanding, beginning of period	63,756,342	65,606,872	103,974,628	89,530,153	146,158,019	138,672,021
Add (deduct):						
Units sold	12,298,117	6,822,137	97,167,496	31,766,406	26,263,248	29,366,495
Units redeemed	(9,232,118)	(10,169,190)	(19,760,515)	(23,049,485)	(16,637,417)	(22,536,027)
Reinvestment from distributions of:						
Income	1,046,399	1,183,656	6,889,817	3,877,377	-	-
Capital gains	6,201,359	-	5,473,624	1,434,098	-	-
Capital	306,830	312,867	552,980	416,079	587,547	655,530
Total units outstanding, end of period	74,376,929	63,756,342	194,298,030	103,974,628	156,371,397	146,158,019

Notes to the Financial Statements

5. Units outstanding (continued):

	Investors Canadian Equity Fund		Investors Summa Fund		Investors Canadian Small Cap Fund (note 1 (b)(ii))
	December 31 1996	December 31 1995	December 31 1996	December 31 1995	December 31, 1996
Units outstanding, beginning of period	216,653,180	174,323,532	17,903,134	21,373,942	-
Add (deduct):					
Units sold	73,637,304	72,667,803	4,347,704	2,004,850	11,913,688
Units redeemed	(35,290,391)	(31,288,663)	(3,385,699)	(6,476,661)	(299,508)
Reinvestment from distributions of:					
Income	3,588,857	101,217	208,702	327,808	17,697
Capital gains	5,766,461	-	944,131	582,770	-
Capital	908,650	849,291	80,673	90,425	5,093
Total units outstanding, end of period	265,264,061	216,653,180	20,098,645	17,903,134	11,636,970

	Investors Canadian Natural Resource Fund (note 1 (b)(ii))		Investors North American Growth Fund		Investors U.S. Growth Fund
	December 31 1996	December 31 1995	December 31 1996	December 31 1995	December 31 1996
Units outstanding, beginning of period	-	87,069,902	85,587,881	21,605,786	20,714,880
Add (deduct):					
Units sold	6,626,469	14,542,310	14,273,197	6,336,004	5,741,213
Units redeemed	(205,740)	(11,471,504)	(14,238,923)	(3,995,623)	(4,972,497)
Reinvestment from distributions of:					
Income	17,951	702,854	632,067	66,142	22,576
Capital gains	-	2,112,039	410,599	-	-
Capital	3,302	404,689	405,081	102,691	99,614
Total units outstanding, end of period	6,441,982	93,360,290	87,069,902	24,115,000	21,605,786

	Investors U.S. Opportunities Fund (note 1 (b)(ii))		Investors Special Fund		Investors Global Fund
	December 31 1996	December 31 1995	December 31 1996	December 31 1995	December 31 1996
Units outstanding, beginning of period	-	19,780,897	18,571,543	93,962,848	82,973,115
Add (deduct):					
Units sold	5,847,433	4,789,346	3,580,987	24,945,583	18,375,301
Units redeemed	(119,485)	(3,698,446)	(2,708,881)	(6,024,892)	(9,935,285)
Reinvestment from distributions of:					
Income	-	149,405	125,953	72,779	-
Capital gains	21,243	496,363	123,473	3,361,391	2,149,837
Capital	3,447	91,194	87,822	440,572	399,880
Total units outstanding, end of period	5,752,638	21,608,759	19,780,897	116,758,281	93,962,848

Notes to the Financial Statements

5. Units outstanding (continued):

	Investors European Growth Fund		Investors Pacific International Fund		Investors Japanese Growth Fund	
	December 31 1996	December 31 1995	December 31 1996	December 31 1995	December 31 1996	December 31 1995
Units outstanding, beginning of period	94,926,688	81,526,788	95,800,299	89,999,140	35,299,610	25,060,362
Add (deduct):						
Units sold	22,991,112	25,619,673	37,350,188	32,834,078	22,070,693	28,343,550
Units redeemed	(13,310,544)	(13,360,093)	(37,587,741)	(27,462,236)	(15,866,773)	(18,242,512)
Reinvestment from distributions of:						
Income	-	-	-	-	-	-
Capital gains	630,228	745,438	-	-	-	-
Capital	427,419	394,882	428,722	429,317	161,487	138,210
Total units outstanding, end of period	105,664,903	94,926,688	95,991,468	95,800,299	41,665,017	35,299,610

Investors Latin American Growth Fund (note 1 (b)(i))

December 31 1996

Units outstanding, beginning of period	-
Add (deduct):	
Units sold	2,715,356
Units redeemed	(135,670)
Reinvestment from distributions of:	
Income	-
Capital gains	-
Capital	1,586
Total units outstanding, end of period	2,581,272

6. Brokers' commissions:

Total commissions paid by the following Funds to brokers in connection with portfolio transactions for the periods ended December 31, 1996 and 1995 were as follows:

	1996	1995
Investors Dividend Fund	\$ 87,843	\$ 37,745
Investors Mutual of Canada	1,253,322	437,830
Investors Asset Allocation Fund	335,616	89,622
Investors Retirement Mutual Fund	4,815,464	2,179,362
Investors Canadian Equity Fund	6,803,037	2,771,489
Investors Summa Fund	318,685	295,738
Investors Canadian Small Cap Fund (note 1 (b)(i))	480,350	-
Investors Canadian Natural Resource Fund (note 1 (b)(i))	251,534	-
Investors North American Growth Fund	1,629,507	959,270
Investors U.S. Growth Fund	488,972	298,415
Investors U.S. Opportunities Fund (note 1 (b)(i))	155,816	-
Investors Special Fund	823,152	398,443
Investors Global Fund	2,673,362	2,414,085
Investors European Growth Fund	2,522,083	1,947,432
Investors Pacific International Fund	1,608,652	905,374
Investors Japanese Growth Fund	656,458	1,122,927
Investors Latin American Growth Fund (note 1 (b)(i))	74,993	-

7. Redemptions and income reinvestment:

- a) Unitholders have the right to redeem all or part of their units at any time. This may be done by completing a Redemption Request or by writing a letter to the Fund (see note 9 for address) and by attaching the Unit Certificate where applicable. For Investors Real Property Fund, redemption requests must be received by the Fund one calendar month prior to the valuation day on which the units will be redeemed.

Notes to the Financial Statements

7. Redemptions and income reinvestment (continued):

- b) A unitholder may terminate any authorization given providing for automatic reinvestment of income or capital gains for Investors Money Market Fund if minimum requirements are met and the Fund is provided with the required notice. For Investors Mortgage Fund, Investors Real Property Fund, Investors Government Bond Fund, Investors Corporate Bond Fund, Investors Global Bond Fund, Investors Income Portfolio and Investors Income Plus Portfolio, a unitholder may terminate any authorization given providing for automatic reinvestment of income or capital gains with the required notice. For the remaining Funds (except for Investors Retirement Mutual Fund), all income is required to be reinvested in additional units of the Fund at the net asset values per unit on the distribution dates.

8. Investors Real Property Fund:

a) Long term debt:

As at December 31, mortgages were payable on the following properties in the amounts noted:

	Interest Rate	Monthly Payment	Maturity Date	Principal Outstanding December 31	
				1996	1995
750 Cambie Street	10.00 %	\$ 10,734	10-01-96	\$ -	\$ 103,131
Imperial Square Business Park	10.00 %	62,892	11-01-96	-	6,072,878
Impact Plaza	8.875 %	90,176	10-01-97	10,382,654	10,551,710
Reed Stenhouse (see note 8 (b))	10.45 %	46,247	12-01-97	4,521,077	4,521,077
11450 Cote de Liesse Road	8.50 %	5,479	02-01-01	419,775	448,348
703-729 Meloche	8.50 %	5,123	02-01-01	390,799	419,204
2 Hanover ①	-	-	06-01-00	1,643,850	1,643,850
4 Hanover ①	-	-	12-01-00	1,895,400	1,895,400
6299 Airport Road	11.25 %	12,995	06-01-03	1,185,239	1,208,868
6303 Airport Road	10.75 %	15,740	04-01-01	1,558,787	1,581,710
6715-6725 Airport Road	11.625 %	5,578	05-01-01	475,154	487,000
Britannia Place	11.72 %	52,916	05-01-14	5,030,949	5,084,397
Heartland Corporation Centre	10.875 %	51,752	03-01-10	4,993,403	5,076,196
6509 Airport Road	17.125 %	17,637	07-01-98	1,195,165	1,208,260
6655 Airport Road	10.70 %	3,403	06-01-98	320,205	326,984
6695 Airport Road	11.625 %	3,671	05-01-01	358,394	374,754
3035 Orlando Drive	11.25 %	5,389	05-13-01	466,638	477,238
5201 Explorer Drive	12.65 %	13,471	07-15-00	1,063,300	1,086,043
81 Maybrook Drive	10.625 %	10,352	07-01-02	958,833	981,968
875 Middlefield Road	11.625 %	18,606	06-01-08	1,664,714	1,696,974
335 Passmore Avenue	10.75 %	9,454	08-01-97	871,375	891,987
345 Passmore Avenue	12.625 %	8,069	03-13-00	634,665	649,161
230 Barmac Drive	10.25 %	9,570	07-16-98	562,915	615,118
590 Barmac Drive	12.625 %	7,531	02-13-01	604,752	616,809
650 Barmac Drive	10.70 %	5,644	06-01-98	531,037	542,279
250 Fenmar Drive	9.75 %	10,665	09-01-97	962,675	996,369
400 Fenmar Drive	11.25 %	10,225	07-13-01	899,824	918,394
1235 Ormont Drive	11.625 %	9,622	05-01-01	819,706	840,568
1295 Ormont Drive	10.70 %	12,148	06-01-98	1,143,084	1,167,282
1700-1880 Ormont Drive	12.40 %	6,964	06-17-05	616,465	621,263
55 East Beaver Creek Road	7.875 %	18,525	03-01-01	1,914,460	1,980,451
60 Leek Crescent	7.32 %	16,780	12-18-06	1,895,065	1,908,456
Total long term debt				\$ 49,980,359	\$ 56,994,127
Current portion of long term debt				\$ 12,976,162	\$ 11,663,952

① For 2 and 4 Hanover, interest is at 0.0% per annum with no payments until maturity. Interest will be at 14.25% per annum if the principal is not paid on maturity.

The Fund's total mortgage debt as at December 31, 1996, excluding the Reed Stenhouse Building, of \$45,459,282 has a blended mortgage interest rate of 9.6% which is comparable to a blended market mortgage interest rate of 9.4% (refer to note 2(k)(iv)).

Notes to the Financial Statements

8. Investors Real Property Fund (continued):

b) Reed Stenhouse Building

The Fund originally purchased 50% of the Reed Stenhouse property on May 2, 1988. Subsequently, on June 1, 1988, the Fund acquired the remaining 50% of the property. The Fund did not provide an assumption agreement with respect to the existing mortgage on the property. Due to the continuing deterioration of property values in the area, the property's market value has fallen to less than the principal balance of the mortgage. Management has decided not to invest additional funds in the property and the Fund ceased making payments under the mortgage and for other expenses as of June 1, 1995. Net income has not been recorded for the property since June 30, 1995. The Statement of Investments reflects the most recent appraisal for the property as of May 2, 1995, and vacancy rate as of May 31, 1995.

The lender obtained a Receiving Order against the previous owner. Subsequently the Trustee in Bankruptcy for the previous owner issued a Statement of Claim against Investors Group Trust Co. Ltd. as Trustee for Investors Real Property Fund for the balance due under the mortgage and related costs. A Statement of Defense has been filed by Investors Group Trust Co. Ltd. as Trustee for the Fund. The loss to the Fund, if any, although not determinable at this time, is not considered to be significant.

c) Canada Way Business Park

The Fund entered into a long-term lease effective October 9, 1990, with an option to purchase 75% of Canada Way Business Park, 4878 Manor Street, Burnaby, B.C. The Fund's portion of the option to purchase is \$6,900,000 and is exercisable at any time prior to July 31, 2006. Under the option to purchase arrangement, the Fund is committed, until such time as the option to purchase is exercised or expires, to annual lease payments of \$483,000 (August 1, 1991 to July 31, 1996) and \$552,000 (August 1, 1996 to July 31, 2006).

The purchase option liability is being increased over the life of the lease on the future value of an annuity basis to the future purchase price of \$6,900,000 at the expiration of the lease. This increase together with lease payments and land taxes totaling \$380,331 (1995 - \$632,878) are being reported as property development expense in the Schedule of Net Property Income. These costs were not deductible in computing the Fund's net income for tax purposes for the year and, as a result, the Fund's income for accounting purposes differs from income for tax purposes.

The Fund has commenced the development of a 100,000 square foot, two storey office building, which will be constructed in two phases. In 1995, the Fund began construction on Phase I, which was completed in 1996. Construction of Phase II began late in 1996. The Fund's cost of Phase I was \$5.9 million, and the estimated cost for Phase II is \$5.2 million. The building is 71% leased as at December 31, 1996. All pre-development costs have been capitalized and are assigned a market value of nil. All costs incurred on the land and building under development, with the exception of those referred to above, are capitalized and assigned a market value equal to cost. On capitalization date (when the building is 85-90% leased) the land and building under development will be assigned a market value based on its appraised value.

The development is subject to an annual appraisal and was appraised effective October 9, 1996, the anniversary date, by Burgess, Austin & Associates. The pre-development and development land was appraised at \$4,864,000 and the land and building under development was appraised at \$5,816,000.

d) Appraisals

The Trustee is not aware of any factors or changes which have materially affected the most recent appraisal of each of the properties owned by the Fund.

e) Commitments

As at December 31, 1996, the Fund held requests for the redemption of 91,262 units for January 15, 1997 and 57,000 units for January 31, 1997. See note 7(a) for instructions pertaining to a request for the redemption of units.

9. Current annual information form and portfolio transactions:

A copy of a Fund's current annual information form, prospectus or statement of portfolio transactions for the fiscal period ended December 31, 1996 will be provided, without charge, by writing to: Investors Group Financial Services Inc., One Canada Centre, 447 Portage Avenue, Winnipeg, Manitoba, R3C 3B6 or, in Quebec, Les Services Investisseurs Limitée, 1501, av. McGill College, Bureau 1488, Montreal, Quebec, H3A 3M8.

Auditors' Report to the Unitholders of:

PORTFOLIO FUNDS

Investors Income Portfolio
Investors Income Plus Portfolio
Investors Growth Portfolio
Investors Growth Plus Portfolio
Investors Retirement Growth Portfolio
Investors Retirement Plus Portfolio
Investors World Growth Portfolio

FIXED INCOME FUNDS

Investors Money Market Fund
Investors Mortgage Fund
Investors Real Property Fund
Investors Government Bond Fund
Investors Corporate Bond Fund
Investors North American High Yield Bond Fund
Investors Global Bond Fund

BALANCED FUNDS

Investors Dividend Fund
Investors Mutual of Canada
Investors Asset Allocation Fund

EQUITY FUNDS

Investors Retirement Mutual Fund
Investors Canadian Equity Fund
Investors Summa Fund
Investors Canadian Small Cap Fund
Investors Canadian Natural Resource Fund
Investors North American Growth Fund
Investors U.S. Growth Fund
Investors U.S. Opportunities Fund
Investors Special Fund
Investors Global Fund
Investors European Growth Fund
Investors Pacific International Fund
Investors Japanese Growth Fund
Investors Latin American Growth Fund

We have audited the following statements:

Fund		Statements of Net Assets as at:	Statements of Changes in Net Assets and Operations for:
Investors Income Portfolio Investors Income Plus Portfolio Investors Growth Portfolio Investors Growth Plus Portfolio	Investors Retirement Growth Portfolio Investors Retirement Plus Portfolio Investors World Growth Portfolio	December 31, 1996 and 1995	The year ended December 31, 1996 and the eight months ended December 31, 1995.
Investors Money Market Fund Investors Mortgage Fund Investors Real Property Fund	Investors Government Bond Fund Investors Corporate Bond Fund	December 31, 1996 and 1995	The years ended December 31, 1996 and 1995
Investors North American High Yield Bond Fund		December 31, 1996	The period from July 15, 1996 to December 31, 1996
Investors Global Bond Fund Investors Dividend Fund Investors Mutual of Canada Investors Asset Allocation Fund	Investors Retirement Mutual Fund Investors Canadian Equity Fund Investors Summa Fund	December 31, 1996 and 1995	The years ended December 31, 1996 and 1995
Investors Canadian Small Cap Fund	Investors Canadian Natural Resource Fund	December 31, 1996	The period from July 15, 1996 to December 31, 1996
Investors North American Growth Fund	Investors U.S. Growth Fund	December 31, 1996 and 1995	The years ended December 31, 1996 and 1995
Investors U.S. Opportunities Fund		December 31, 1996	The period from July 15, 1996 to December 31, 1996
Investors Special Fund Investors Global Fund Investors European Growth Fund	Investors Pacific International Fund Investors Japanese Growth Fund	December 31, 1996 and 1995	The years ended December 31, 1996 and 1995
Investors Latin American Growth Fund		December 31, 1996	The period from July 15, 1996 to December 31, 1996

We have also audited the statement of investments for each of these Funds as at December 31, 1996. These financial statements are the responsibility of the Funds' management. Our responsibility is to express an opinion on these financial statements based on our audits.

We conducted our audits in accordance with generally accepted auditing standards. Those standards require that we plan and perform an audit to obtain reasonable assurance whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation.

In our opinion, these financial statements present fairly, in all material respects, the financial position of the Funds as at the dates listed, the investments of the Funds as at December 31, 1996 and the results of their operations and the changes in their net assets for the stated periods in accordance with generally accepted accounting principles.

Winnipeg, Canada
January 31, 1997

KPMG
Chartered Accountants

Glossary of Terms

At Investors Group it matters to us that you understand the background and implications of the decisions you make with regard to your financial future. The following is a brief glossary of terms to help explain what is meant by certain words or phrases which appear in this annual report. If you have any further questions, please contact your Financial Consultant.

Assets - Economic resources controlled by an entity as a result of past transactions or events and from which future economic benefits may be obtained.

Balanced Funds - Mutual Funds that invest in bonds and common and preferred stocks in an effort to obtain less variability than equity funds normally exhibit. Balanced funds are designed to produce a mix of both capital gains and income.

Bond - An interest bearing or discounted security that obligates the issuer to pay the holder a specified amount of money, usually at specific intervals, and to repay the principal amount of the loan at maturity. Bond holders do not have the same rights of ownership as shareholders of a company.

Common Stocks or Shares - Securities representing units of ownership in a public company entitled to voting and dividend privileges. In the event that a public company is wound-up or liquidated, preferred stock and bond holders take precedence over the claims of common stock holders. Common stock, generally, has more potential for appreciation.

Consumer Price Index (CPI) - Also referred to as the cost-of-living index, the CPI is published each month by Statistics Canada. It measures the change in consumer prices in Canada by determining the average cost of a 'basket' of goods and services. Among the components of the 'basket' of goods are housing costs, food, transportation and electricity. The most commonly used CPI figure is the percentage increase or decrease over the past 12 months.

Convertible - Corporate securities, usually a bond or preferred share, which may be exchanged by the holder for a set number or face amount of another security, usually common shares of the same company.

Derivatives - A generic term often used to categorize a wide variety of financial instruments whose value "depends on" or is "derived from" the value of an underlying asset, reference rate or index. Some examples of derivatives are futures, forward currency contracts, indexed securities, options and interest rate and currency swaps.

Dividends - Amounts distributed by a company to its preferred and common shareholders, in cash or shares. The amount and form of all distributions are determined by a company's Board of Directors.

Earnings Per Share (EPS) - The after-tax earnings or profits of a company, after allowing for payments to preferred stock and bond holders, divided by the number of the company's outstanding common shares. For example, if a company earns \$1 million and has 1 million common shares outstanding (no bonds or preferred shares), its EPS is \$1. If profits rise and the number of shares outstanding remains the same, the company's EPS rises.

Equity Funds - Mutual Funds that invest primarily in common shares. The objective of an equity fund is usually long term growth through capital appreciation. Some income may be earned from dividends, and interest could be earned when the fund is not fully invested in stocks.

Exchange Rate - The price or rate at which one country's currency can be traded or converted into another. For example, if \$100 Canadian were converted to \$75 U.S., the exchange rate for the conversion is .75.

Fair Market Value - The price at which buyers and sellers trade items in an open market place. For a security, the market value on a given date is considered to be the latest recorded sale price for a security on that date. In the absence of such a market price, fair market value is estimated to be the price at which a buyer would be warranted in paying and a seller justified in accepting on a given date.

Fixed Income Funds - Mutual Funds that invest primarily in fixed term securities such as bonds, mortgages and treasury bills. The objective of most fixed income funds is to earn a steady stream of income, although net capital appreciation could be realized from time to time. Some income funds also invest in shares of preferred and high quality stocks.

Foreign Property (Content) Limit - The maximum cost of foreign assets as a percent of total assets that deferred income plans can hold without incurring penalty taxes or losing their status as Canadian property within the plan. Examples of deferred income plans are RRSP's and RRIF's. The foreign property limit is currently 20%.

Forward Currency Contract - An agreement with a counter party to deliver or take delivery of a specified amount of foreign currency in exchange for a specified amount of another currency at specified date in the future.

Futures Contract - Futures allow an investor to guarantee a price today on a commodity that will not be delivered until some time in the future. The commodity can be almost anything including shares of a company or currency.

Hedge - The undertaking of a transaction or series of transactions for the purpose of reducing exposure to one or more types of business risk, most often achieved through the use of derivatives.

Indexed Securities - A contract whose value is derived in some way from an underlying stock exchange index, such as the TSE 300 or Dow Jones Industrial Average.

Liabilities - Obligations of an entity resulting from past transactions or events, the settlement of which may result in the transfer or use of assets, provision of services or other yielding of economic benefit in the future.

Money Market Funds - Mutual Funds that invest exclusively in short term debt instruments and other highly liquid securities with a term to maturity of less than thirteen months. Treasury bills issued and guaranteed by federal and provincial governments are common investments. Money market funds usually have a fixed unit value of \$1 or \$10. Their objective is to provide a high level of current income while preserving capital and maintaining liquidity.

Mutual Fund - A company or trust which allows individuals to pool their money and employs a professional investment manager to place that money in investments which will meet the fund's objectives. An individual's investment in a mutual fund is represented by shares or units. The value of the shares or units depends on the value of the assets, net of liabilities, held by the fund.

Net Asset Value (NAV) Per Share or Unit - The current value of each share or unit of a mutual fund. It is determined by dividing the total current market value of a fund's investments, plus other assets net of liabilities, by the total outstanding units or shares of the fund.

Portfolio - The combined holdings of an individual, fund or other entity which may include stocks, bonds, mutual funds, GICs, and so on. A diversified portfolio contains a variety of investments.

Portfolio Funds - Mutual Funds exclusive to Investors Group that provide a means for individuals to invest in a weighted portfolio consisting of investments in certain other mutual funds managed by the same manager.

Preferred shares - An equity investment in a company that entitles the investor to a regular dividend at a specified rate. The rate is normally expressed as a percent of the par value of the shares or as a stated amount of dollars. The amount paid will not vary with the profitability of the company. Preferred shareholders' rights as to dividends and claims to assets, in the event of liquidation of the company, rank ahead of common shareholders. Preferred shareholders usually do not have voting privileges.

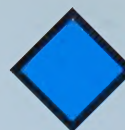
Prospectus - A document that describes securities being offered for sale to the public. In the case of a mutual fund, a prospectus will describe the fund in detail, including a description of its units, investment objectives, potential risks, tax considerations, fees and expenses and other information to assist the investor in making an informed decision. A prospectus must be provided to an individual before they invest in a mutual fund.

Registered Education Savings Plan (RESP) - A type of tax deferred savings plan that is designed to be used to pay for a child's education. Contributions are not tax deductible but investment earnings accumulate in the plan tax-free until paid to a qualified beneficiary.

Registered Retirement Income Fund (RRIF) - One of the most flexible tax deferral plans available to RRSP holders upon maturity of their plan. Payments out of the plan are determined at the discretion of the plan holder, subject to a minimum amount. Income earned on amounts in the plan remain sheltered from tax.

Registered Retirement Savings Plan (RRSP) - One of the most popular vehicles available to individuals to defer tax and save for retirement years. Annual contributions are tax deductible up to the allowable limits and investment earnings accumulate in the plan tax-free until maturity. At maturity, the total value of the plan can be transferred into an RRIF and is only taxable when paid out of that plan.

Short Term Notes (Debt) - Forms of debt with maturities of up to one year that are easily converted to cash. They are issued by governments, banks, corporations and other institutions. They include treasury bills, bankers' acceptances and commercial paper.



BRITISH COLUMBIA

Burnaby – Metro	(604) 431-0117
Campbell River	(250) 287-4739
Chilliwack	(604) 792-7943
Clearbrook – Fraser Valley	(604) 853-8111
Courtenay	(250) 338-7811
Cranbrook	(250) 489-6100
Kamloops	(250) 372-2955
Kelowna	(250) 762-3329
Nanaimo	(250) 754-8223
Nelson	(250) 352-7777
New Westminster	(604) 526-3725
Penticton	(250) 492-8806
Prince George – B.C. North	(250) 564-2310
Richmond	(604) 270-7700
Surrey	(604) 572-5176
* Vancouver	(604) 685-5385
Vancouver – City Square	(604) 879-2354
Vancouver – Downtown	(604) 682-5431
Vernon – Okanagan North	(250) 545-9188
Victoria – Downtown	(250) 388-4234
Victoria – Metro	(250) 475-3499

ALBERTA

* Calgary	(403) 245-2275
Calgary – Centre	(403) 229-0555
Calgary – Chinook	(403) 253-4840
Calgary – North Hill	(403) 284-0494
Calgary – South	(403) 278-9750
Edmonton – Centre	(403) 424-3000
Edmonton – Mayfield	(403) 486-5000
Edmonton – Metro	(403) 448-1988
Edmonton – South Side	(403) 468-1658
Lethbridge – Alberta South	(403) 328-2600
Red Deer	(403) 343-7030

SASKATCHEWAN

Regina	(306) 757-3511
Saskatoon – East	(306) 653-3207
Saskatoon – Preston	(306) 955-9190

MANITOBA

Brandon	(204) 729-2000
* Winnipeg	(204) 956-8237
Winnipeg – Downtown	(204) 943-6828
Winnipeg – One Canada Centre	(204) 943-0361
Winnipeg – Regent	(204) 669-7777
Winnipeg – South	(204) 489-4640
Winnipeg – West	(204) 786-2708

ONTARIO

Barrie	(705) 726-7836
Belleville	(613) 962-7777
Brampton	(905) 450-1500
Brantford	(519) 756-5834
Chatham	(519) 358-1115
Cornwall	(613) 933-7777
Grimsby	(905) 945-4554
Guelph	(519) 836-6320
Hamilton	(905) 529-7165
Kingston	(613) 542-4941
Kitchener	(519) 886-2360
Lindsay	(705) 878-3863
London	(519) 679-8993

ONTARIO (continued)

* London	(519) 679-6588
London – West	(519) 641-8998
Markham	(905) 737-8966
Mississauga	(905) 306-0031
Niagara Falls	(905) 374-2842
North Bay	(705) 472-4731
Oakville	(905) 847-7776
Oshawa/Whitby	(905) 434-8400
Ottawa – East	(613) 742-8018
Ottawa – Nepean	(613) 723-7200
Ottawa – West	(613) 798-7700
Owen Sound	(519) 372-1177
Peterborough	(705) 876-1282
Pickering	(905) 831-0034
Sarnia	(519) 336-4262
Sault Ste. Marie	(705) 759-0220
St. Catharines	(905) 682-7292
Sudbury	(705) 674-4551
Thunder Bay	(807) 345-6363
* Toronto	(416) 223-4440
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Toronto – East	(416) 292-7229
Toronto – Fairview	(416) 491-7400
Toronto – Metro (Downtown)	(416) 860-1668
Toronto – Metro (West)	(416) 236-2564
Windsor	(519) 969-7526

QUÉBEC

Brossard – Rive Sud	(514) 443-6496
Chicoutimi – Saguenay	(418) 696-1331
Hull – Gatineau	(819) 243-6497
Laval	(514) 973-2333
* Montréal	(514) 985-6750
Montréal – Anjou	(514) 493-1669
Montréal – Décarie	(514) 733-1796
Montréal – Île-des-Soeurs	(514) 766-7736
Montréal – West Island	(514) 426-0886
Montréal – Westmount	(514) 935-3520
Québec	(418) 681-0990
Sainte-Foy	(418) 654-1411
Saint-Georges – Beauce-Amiante	(418) 227-8631
Sherbrooke	(819) 566-0666
Trois-Rivières – La Mauricie	(819) 378-2371
Val-d'Or – Abitibi – Témiscamingue	(819) 825-8533

NEW BRUNSWICK

Fredericton	(506) 458-9930
Moncton	(506) 857-8055
Saint John	(506) 632-8930

PRINCE EDWARD ISLAND

Charlottetown	(902) 566-4661
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NOVA SCOTIA

Dartmouth	(902) 468-3444
Halifax	(902) 423-8294
* Halifax	(902) 453-0443
Sydney	(902) 562-5000
Truro – Nova North	(902) 893-1306

NEWFOUNDLAND

Corner Brook	(709) 634-3126
St. John's	(709) 753-4300

* Mortgage loans are available through all listed offices. Asterisk (*) indicates offices offering only mortgage loan products.



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